

ADMINISTRATIVE SITE PLAN & CONDITIONAL USE PERMIT APPROVAL

Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270
Office Hours: Mon - Fri 8:00 AM - 4:30 PM ♦ Phone: (360) 363-8000

PROJECT INFORMATION									
Project Title	163 RV Storage				Date of Report	June 7, 2024			
File Number	PA 23-016				Attachments	Preliminary Site Plan (Exhibit 051)			
Administrative Recommendation	Approve the preliminary Commercial Site Plan and Conditional Use Permit subject to the recommended conditions of approval.								
BACKGROUND SUMMARY									
Applicant	Richard Peterson								
Request	The applicant is requesting Administrative Commercial Site Plan and Conditional Use Permit Approval for the construction of 332 RV and boat storage facility. Said units would be a mixture of enclosed storage, covered canopy storage, and (6) open spaces. Thirty-five (35) self-storage units are also proposed in the NW corner of the site.								
SEPA Status	A SEPA Mitigated Determination of Non-Significance was issued on May 23, 2024. The appeal period expired June 6, 2024; no appeals were filed.								
Site Address	16300 Block of Smokey Point Boulevard			APN(s)	31052800301600 / 31052800301700				
Site Size	10 acres			Section	28	Township	31	Range	05E
Comprehensive Plan	LI-GC	Zoning	LI-GC	Shoreline Environment			N/A		
Water Supply	Current	Proposed		Sewer Supply	Current		Proposed		
	None	Marysville			None	Marysville			
Present Use of Property	Vacant undeveloped land								
REVIEWING AGENCIES									
Marysville	Local Agencies & Districts			State & Federal		County		Other	
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input type="checkbox"/> Police <input checked="" type="checkbox"/> PW – Engineering <input checked="" type="checkbox"/> PW – Operations <input checked="" type="checkbox"/> PW – Sanitation <input checked="" type="checkbox"/> PW – Streets <input checked="" type="checkbox"/> PW – Water Res.	<input checked="" type="checkbox"/> Arlington (city) <input checked="" type="checkbox"/> Arlington Airport <input checked="" type="checkbox"/> Comcast <input checked="" type="checkbox"/> PUD No. 1 <input checked="" type="checkbox"/> Ziply			<input checked="" type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input checked="" type="checkbox"/> DAHP <input checked="" type="checkbox"/> DOE (Bellevue) <input type="checkbox"/> WDFW <input type="checkbox"/> WSDOT		<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input checked="" type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works		<input checked="" type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Tulalip Tribes	
ACTION									
<input checked="" type="checkbox"/> Administrative	<input type="checkbox"/> City Council			<input type="checkbox"/> Quasi-Judicial		<input type="checkbox"/> Planning Commission			
Date of Action	June 7, 2024			<input checked="" type="checkbox"/> Approved		<input type="checkbox"/> Denied		<input type="checkbox"/> Continued	
STAFF CONTACT									
Name Emily Morgan	Title Senior Planner			Phone 360.363.8216		E-mail emorgan@marysvillewa.gov			

SURROUNDING USES			
	Comprehensive Plan	Zoning	Land Use
North	City of Arlington – Highway Commercial with Horizontal Mixed Use Overlay	HC with MU Overlay	City of Arlington; commercial uses
East	Light Industrial	LI-GC	Undeveloped City of Marysville parcels
South	Light Industrial	LI-GC	Kendall Subaru
West	General Commercial	GC	Industrial/commercial uses

VICINITY MAP



DEPARTMENT REVIEW - FINDINGS AND CONCLUSIONS

1. **Project Description:** Land Technologies (agent) on behalf of Richard Peterson (applicant) submitted an application requesting Administrative Commercial Site Plan and Conditional Use Permit review for the construction of 332-unit RV and boat storage facility. Said units would be a mixture of enclosed storage, covered canopy storage, and (6) open spaces. Thirty-five (35) self-storage units are also proposed in the NW corner of the site.
 - 1.1. Site Plan approval and Conditional Use Permits are Administrative Decisions; therefore, no public hearing is required.
2. **Location:** The proposed project is located at the 16300 block of Smokey Point Boulevard and is identified as Assessor Parcel Numbers (APN) 31052800301600 / 31052800301700.
3. **Site Description:** The site is currently vacant and undeveloped.
4. **Project History:** A SEPA Review (PA22-038) was submitted for the early grading activities to prepare the site for development. A Mitigated Determination of Non-Significance was issued September 23, 2022; the subsequent early grading permit (G22-0037) was approved and issued March 17, 2023. A pre-application request and meeting (PreA23-007) for the new RV storage facility was completed with project comments provided to the applicant on April 14, 2023.
5. **Letter of Completeness:** The application was submitted and determined to be complete July 20, 2023; a letter of completeness was provided to the applicant in accordance with MMC 22G.010.050.
6. **Public Notice:** Public notice of the development application was provided in accordance with MMC 22G.010.090. No public comments were received for the proposed development.
7. **Request for Review:** A *Request for Review* of the proposed development was sent to the Local, County, State & Federal Agencies and Districts identified on Page 1. The following comments were received; if above reference agencies are not listed below, no comments were received:

	Nature of Comment
Public Works, Development Services	<ul style="list-style-type: none"> • <i>Provided information regarding the required improvements which are to be further reviewed with Civil Plan Review.</i> • <i>Capital facility fees would be required to be paid prior to issuance of the building permit.</i>
Public Works, Operations	<i>Provided requirements for gate valves for the water main live tap.</i>
Public Works, Water Resources	<i>The project is vested under the 2019 Stormwater Management Manual for Western Washington. Formal drainage review will be conducted with formal Civil Plan Review.</i>
Public Works, Water Quality	<i>Provided requirements and recommendations for water connections.</i>
Public Works, Traffic	<i>Requirements and recommendations are addressed in the approved Traffic Concurrency Recommendation and Acceptance, dated May 22, 2024.</i>
Marysville Fire District	<ul style="list-style-type: none"> • <i>The storage structures will require fire sprinkler and alarm systems.</i> • <i>Access for fire apparatus appears to be acceptable.</i> • <i>Fire hydrants shall be provided along the new and existing roadways at approved locations, at all intersections and with spacing not exceeding 300 ft. apart along roadways.</i>

	<ul style="list-style-type: none"> • <i>Emergency access to locked gates shall be provided by use of approved Knox products.</i> • <i>Hazardous material storage will not be allowed without meeting additional requirements.</i>
Building Department	<i>Provided requirements for the building permit submittal.</i>
Snohomish County Public Works	<i>Provided offer letter for applicant review and signature for the appropriate mitigation fees; signed offer letter was accepted January 23, 2024.</i>
WA Dept. of Fish & Wildlife	<i>Concerns on treatment of stormwater runoff entering the wetland and typed stream.</i>
Snohomish County Public Works	<i>Provided traffic mitigation offer letter; SnoCo PWs signed offer letter concurring that proposed development would not be required to mitigate for generated trips.</i>

8. **State Environmental Policy Act Review:** After evaluation of the applicant’s environmental checklist submitted with the application, and other supporting documentation and application materials, a State Environmental Policy Act (SEPA) Mitigated Determination of Non-Significance (MDNS), which included seven (7) mitigation measures, was issued on May 23, 2024. The appeal period for the MDNS expired on June 6, 2024. No appeals were filed.

9. **Access:** The development is to be accessed by a shared access easement off of Smokey Point Blvd; no pavement improvements to the shared access are required by this development.

10. **Traffic Concurrency:** The applicant submitted a Traffic Impact Analysis (TIA), prepared by Jake Traffic Engineering, dated April 24, 2023. The proposed development would generate 65.55 average daily trips (ADT), 4.42 AM peak hour trips (AMPHT) and 6.13 PM peak hour trips (PMHPT).

The City Engineer and Traffic Engineer reviewed the TIA, and issued a written concurrency recommendation dated May 22, 2024 (Exhibit 047) informing the developer of the project’s impacts and mitigation obligation pursuant to Chapter 22D.030, Traffic Impact Fees and Mitigation. Pursuant to MMC Section 22D.030.070(1)(d), an applicant is required to make a written proposal for mitigation of traffic impacts to the Public Works Director based on the concurrency recommendation. The applicant accepted the traffic concurrency recommendation on May 22, 2024 (Exhibit 048).

As conditioned, the development would not result in adverse traffic impacts and adequate mitigation would be achieved.

11. **Critical Areas:** The project site has a confirmed Category III wetland located along the eastern boundary. A critical areas confirmation was issued on March 30, 2022 under file number CA22-003 (Exhibit 010). Said confirmation determined that the City of Marysville concurred with the location and classification of the site’s wetland as delineated in the report prepared by Wetland Resources, Inc., dated March 2, 2022.

As part of the proposed development, the applicant is proposing to restore a 7,137 sq. ft. portion of the Category III wetland buffer area that would be impacted by the grading and installation of the proposed bioswale. Restoration of the buffer would include the installation of native shrubs. A mini-mesh chain link perimeter fence with informative wetland signage is proposed to be installed along the outer edge of the restored buffer. A 5-year mitigation and monitoring plan prepared by Wetland Resources, Inc, dated January 17, 2024, was provided with application (Exhibit 042).

The proposed development was reviewed for compliance with MMC 22E.010.

12. **Utilities:** Utilities are proposed to be provided to the site as follows:

Storm Drainage – The project will employ interspersed stormwater management systems in lieu of a centralized collection system. The stormwater management system will consist of multiple bioretention cell BMPs and

Rooftop Infiltration Trenches. These BMPs will return rainfall to the soil column mimicking the natural vegetative systems that once presided on site.

Water – The applicant is proposing to tie into the existing water main within Smokey Point Boulevard and extend the waterline through the existing access and utility easement to serve the development.

Sewer – The applicant is proposing to tie into the sewer main within Smokey Point Boulevard and extend the sewer line through the existing access and utility easement to serve the development.

Utility improvements will be addressed during civil construction plan review.

13. **Application Review:** MMC 22G.010.140(3) requires the City to determine whether or not the project is consistent with the following items described in the applicable plans and regulations:

13.1. *Type of land use permitted at the site, including uses that may be allowed under certain circumstances, such as planned residential development and conditional uses, if the criteria for their approval have been satisfied.*

Staff Comment: The proposed development is zoned Light Industrial with General Commercial Overlay. Permitted uses for properties zoned Light Industrial with General Commercial Overlay include uses allowed in Light Industrial and General Commercial zones. The proposed RV and boat storage facility would be considered “mini-storage”, as defined in MMC 22A.020.020.

Mini-storage facilities are permitted in the Light Industrial zone, so long as the property has frontage on Smokey Point Blvd; this site does not have frontage on Smokey Point Blvd. However, mini-storage is permitted in the General Commercial zone as a conditional use so long as the property is located east of Interstate 5, north of 100th Street, and west of 47th Avenue NE and is subject to the following conditions: the property does not have direct frontage on an arterial street; 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; and buildings shall be located a minimum of 150 ft. from the nearest arterial street or interstate highway right-of-way

Being as the proposed site meets the siting conditions for the General Commercial zone, the use of “mini-storage” is permitted at this location subject to the application and approval of a Conditional Use Permit (CUP). A CUP application was provided by the applicant.

13.2. *Availability and adequacy of public facilities identified in the Comprehensive Plan*

Staff Comment: The Comprehensive Plan designation for the subject property is Light Industrial. The proposed development has been reviewed for compliance with the Comprehensive Plan to ensure consistency with the goals and polices related to the Light Industrial designation.

Staff finds that the proposed development, as conditioned, is consistent with the City of Marysville Comprehensive Plan.

13.3. *Development Standards.*

Staff Comment: As stated in Finding 13.1, the site is located in the Light Industrial zone, but includes a General Commercial Overlay. This overlay allows for uses permitted in the General Commercial zone to be also be permitted on sites with this zoning designation. However, for reviewing with development standards, the project would be subject to the required provisions of the Light Industrial zone.

Mini-storage facilities are subject to the development standards and design considerations outlined in MMC 22C.170. Mini-storage facilities are required to have interior setbacks of 10 ft. with parking and internal drives prohibited in setback areas. Further, the access to the facility is to be gated and monitored at all times. Based on the application materials, all proposed storage buildings are located 10 ft. from the property lines without internal drives in the setbacks and include a gated entrance with surveillance system. Further, the placement of the buildings along the perimeter of the site along with the installation of 8 ft. security fencing, results in the facility being completely enclosed. Demonstrated compliance with

architectural features and landscaping/screening were cursory reviewed with this application and deemed acceptable. Formal compliance review and approval of said provisions would be determined at time of civil plan review and building permit application submittal.

The proposed development and subsequent use of the property would comply with the intent of the Light Industrial zone, and as conditioned herein, will meet all of the applicable development standards outlined in Title 22 MMC, *Unified Development Code*.

14. **MMC 22G.010.430 – Conditional Use Permit.** A Conditional Use Permit (CUP) shall be granted by the city only if the applicant demonstrates that:

- 14.1. *The conditional use is designed in a manner which is compatible with the character and appearance of the existing or the proposed development in the vicinity of the subject property.*

Applicant’s Response: This parcel and surrounding parcels are zoned Light Industrial with General Commercial Overlay (LI w/ GC). 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 Ron May Towing Company. “Mini-Storage” is allowed in this zone with a Conditional Use. Through the CUP 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.

Staff Comment: With the development, landscape perimeter screening is proposed which would provide a visual separation from the development and neighboring properties. Other industrial and commercial uses are demonstrated in the project vicinity and would be deemed compatible. Compliance with design standards and neighborhood compatibility required by MMC Chapter 22C.170 would be reviewed and enforced at time of building permit application.

- 14.2. *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.*

Applicant’s Response: 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.

Staff Comment: The project site is currently undeveloped and is only accessed by an access easement off of Smokey Point Blvd. No new roads are proposed to be developed near or through this site as the parcel to the south is a newly developed auto dealership and the parcel north is within City of Arlington jurisdiction. Therefore, the development of this site is not anticipated to hinder neighborhood circulation or neighboring property development opportunities.

- 14.3. *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.*

Applicant’s Response: 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.

Staff Comment: Per Findings 11, 13.1, and 13.3, the storage facility has been designed in a manner that would be compatible with physical characteristics of the subject property and harmonious with the surrounding area along with conforming to the Marysville comprehensive plan.

- 14.4. *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.*

Applicant's Response: 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.

Staff Comment: The applicant did not request modifications to the Conditional Use Permit criteria of this section.

- 14.5. *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.*

Applicant's Response: 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.

Staff Comment: Mini-storage facilities tend to be relatively low impact developments with minimal activities. As conditioned, the proposed storage facility would not generate nuisance conditions, such as noise, dust, glare, or vibration.

- 14.6. *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.*

Applicant's Response: 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.

Staff Comment: Per Finding 10, pedestrian and vehicular traffic associated with the use would not be hazardous or conflict with existing and anticipated traffic in the neighborhood.

- 14.7. *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.*

Applicant's Response: Sewer, water, power, cable, and 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.

Staff Comment: Per Finding 12 and as conditioned, the proposed conditional use would not adversely affect public services to the site or surrounding areas.

- 14.8. *The use meets all required conditions and specifications set forth in the zone where it proposes to locate.*

Applicant's Response: The following discussion (outlined in the project narrative) details the project's compliance with the code provisions of MMC for "Mini Storage".

Staff Comment: Per Findings 13.1 - 13.3 and as conditioned, the proposed development would meet all required conditions and specifications for mini-storage facilities, set forth in the Light Industrial zone.

- 14.9. *The use will not be injurious or detrimental to adjoining or abutting property, or that the use is a public necessity.*

Applicant's Response: 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 a 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 modification for compatible use.

Staff Comment: As conditioned, the proposed use would not be injurious or detrimental to adjoining or abutting property, or that the use is a public necessity.

15. **Final Decision:** Pursuant to MMC 22G.010.200, a decision on this application shall be made within 120 days from the date of the letter of completeness. A decision on this application was made (79) in-house calendar days from the date of completeness.

CONDITIONS OF APPROVAL

Based on the foregoing findings and conclusions, review of the environmental documents submitted by the applicant, and the City's regulatory authority to implement the policies, standards, and regulations of the Comprehensive Plan and Marysville Municipal Code, the Community Development Director hereby grants **Administrative Commercial Site Plan and Conditional Use Permit Approval**, subject to the following conditions:

1. The preliminary site plan received by the Community Development Department (Exhibit 051) shall be the approved preliminary site plan layout.
2. All necessary power lines, telephones wires, television cables, fire alarm systems and other communication wires, cables or lines shall be placed in underground location either by direct burial or by means of conduit or duct. All such underground installations or systems shall be approved by the appropriate utility company and shall adhere to all governing applicable regulations including, but not limited to, the applicable City and State regulations and specific requirements of the appropriate utility pursuant to MMC Section 22G.120.270.
3. Prior to civil construction plan approval, a FINAL Landscape Plan shall be approved and designed in accordance with the applicable landscaping standards outlined in MMC 22C.120 and MMC 22C.170.040(2).
4. Prior to civil construction plan approval, an illumination plan shall be approved and designed in accordance with MMC 22C.020.245(4)(c) and MMC 22C.130.050(3)(d).
5. The applicant shall demonstrate design compliance with MMC 22C.170.040(1) and MMC 22C.020.245 at time of building permit application.
6. Pursuant to MMC 22D.030.070(6)(a)(ii), the traffic concurrency determination and the project's impacts and mitigation obligations shall expire 6 years from date of this decision.
7. Pursuant to MMC 22C.020.340(2), mechanical equipment located on the roof, façade or external portions of a building shall be architecturally screened so as not to be visible from adjacent properties at street level or the public street. For example, screening features should utilize similar building materials and forms to blend with the architectural character of the building.
8. 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, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened by landscaping, fences, or walls.
9. The project is subject to the (7) mitigation measures of the State Environmental Policy Act (SEPA) Mitigated Determination of Significance (MDNS) and Traffic Concurrency Determination issued on May 23, 2024. Said mitigating measures are as follows:
 - 9.1. Prior to civil construction plan approval, the applicant shall be required to submit a FINAL Geotechnical Assessment, prepared by a Professional Engineer registered in the State of Washington. Additionally, the

applicant/contractor shall be required to adhere to the recommendations of the FINAL Geotechnical Assessment. Prior to granting occupancy permits, the applicant shall provide a letter from the project engineer to verify that final project grading has been completed consistent with the approved grading plans; that all recommendations outlined in the geotechnical assessment and subsequent amendments have been followed; and that all fill has been properly placed.

- 9.2. If at any time during construction archaeological resources are observed in the project area, work shall be temporarily suspended at that location and a professional archaeologist shall document and assess the discovery. The Department of Archaeology and Historic Preservation (DAHP) and all concerned tribes shall be contacted for any issues involving Native American sites. If project activities expose human remains, either in the form of burials or isolated bones or teeth, or other mortuary items, work in that area shall be stopped immediately. Local law enforcement, DAHP, and affected tribes shall be immediately contacted. No additional excavation shall be undertaken until a process has been agreed upon by these parties, and no exposed human remains should be left unattended.
- 9.3. 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.**
- 9.4. The onsite wetland and buffer area that will be retained must be placed in a separate Native Growth Protection Area (NGPA) tract. The boundary of the tract shall be delineated by the installation of City approved fencing and signage.
- 9.5. Prior to issuing any ground disturbing activity permits, the applicant is required to obtain all necessary permits and approvals from Federal, State and local agencies for the proposed critical areas impacts.
- 9.6. Prior to any ground disturbing activities, all wetland buffer areas shall be temporarily fenced between the construction activity and the buffer area with highly visible and durable protective barrier(s). Said barriers shall be retained during construction to prevent access and sedimentation from disturbed areas from entering the wetland or its buffer.
- 9.7. Prior to final inspection, all mitigation measures as proposed in the approved Buffer Restoration Plan, prepared by Wetland Resources, INC, dated January 17, 2024, shall be implemented with final approval by Community Development. Security for performance and/or maintenance of the required mitigation and monitoring shall be in strict compliance with MMC 22E.010.160.

Prepared by: *Emily*

Reviewed by: *Chris*

This **Administrative Commercial Site Plan and Conditional Use Permit APPROVAL** is issued under MMC 22G.010.150(h). Administrative decisions may be appealed to the Hearing Examiner in accordance with MMC Chapter 22G.010, Article VIII Appeals. Appeals must be filed within fourteen (14) calendar days of the date of Administrative Site Plan and Conditional Use Permit Approval.

Signature: *Haylie Miller* Date: June 7, 2024
Haylie Miller, CD Director

The above recommendation, including conditions of preliminary approval, are subject to change if the proposed phasing parameters, land uses or any other information provided by the applicant or their authorized representative proves inaccurate.

A PORTION OF SECTION 28, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

LEGEND

- PROJECT BOUNDARY
- EXIST. R/W LINE
- PROPOSED R/W LINE
- EXIST. PARCEL LINE
- PROPOSED TRACT LINE
- PROPOSED LOT LINE
- UNIT AIR SPACE FOR SFDU
- EXIST. EASEMENT LINE
- EASEMENT LINE
- BUILDING SETBACK
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- CONTOUR MAJOR, EXIST
- CONTOUR MINOR, EXIST
- EXIST. EDGE OF PAVEMENT
- EXIST. WATER LINE
- EXIST. SEWER LINE
- EXIST. STORM LINE
- EXIST. STORM CULVERT
- EXIST. POWERLINE
- EXIST / PROP. POWER POLE
- EXIST. GAS LINE
- ROCK WALL
- EXIST. FENCE
- PROPOSED METAL FENCE
- PROPOSED MIN. CHAIN FENCE
- EXIST. BUILDING
- PROPOSED PAVED AREA
- WETLAND BUFFER
- ADDITIONAL WETLAND BUFFER

LANDSCAPE DATA

Total site area 435,940 sf (10.01 ac)

Landscaping required
Total required (15% of Total Area) 65,391 sf (1.50 ac)

Landscaping provided
Total landscaping 71,901 sf (1.65 ac)

AQUIFER RECHARGE/ WELL HEAD PROTECTION

SOILS
Custer Fine Sandy Loam;
Hydrologic Soil Group: C/D
Compact Fill Area to 95% Modified Proctor

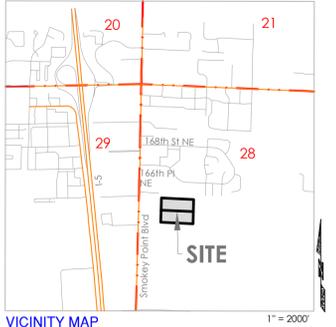
LAND DISTURBING AREA

Total site area 435,940 sf (10.01 ac)

Impervious area
Drive aisle 143,611 sf (3.30 ac)
Sidewalk 600 sf (0.01 ac)
PGIS total 144,211 sf (3.31 ac)
Roof 200,291 sf (4.60 ac)
Max. impervious coverage 370,549 sf (8.51 ac)
Total impervious 344,502 sf (7.91 ac)

Land disturbing activity
Conceptual area of disturbance 387,895 sf (8.90 ac)

Site grading
Cut 0 cy
Fill 57,843 cy



LEGAL DESCRIPTION

310528-003-016-00
SEC 28 TWP 31 RGE 05PTN N1/2 SW1/4 BEING LOT 4 OF SURV REC UNDER AUD FILE NO. 7804170304 VOL 7 OF SURVEYS PG 87

310528-003-017-00
SEC 28 TWP 31 RGE 05PTN N1/2 SW1/4 BEING LOT 5 OF SURV REC UNDER AUD FILE NO. 7804170304 VOL 7 OF SURVEYS PG 87

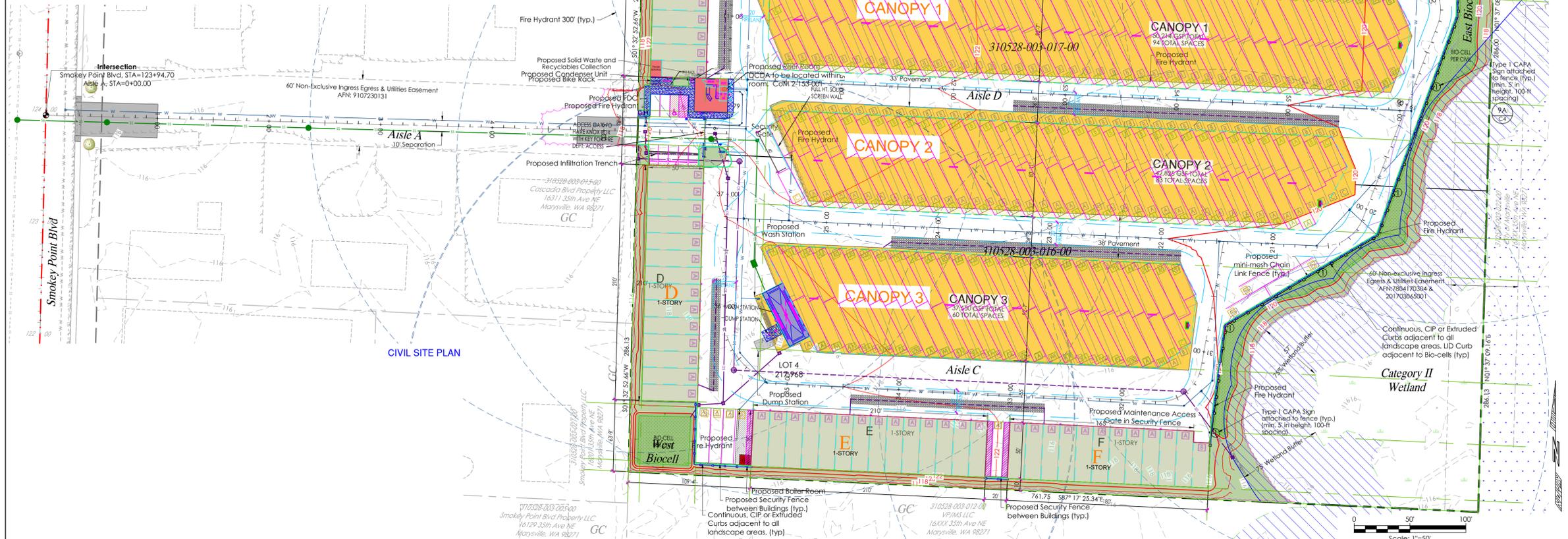
DATUM & BENCHMARK

DATUM: NAVD 88 (NGVD 29 = NAVD 88-3.71)

BENCHMARK: None yet established.

SURVEY NOTES

1. Benchmark survey Note: this is a feasibility map with wetlands for site development layout only and is not a boundary survey. The boundary shown was calculated from the record of survey AFN: 7804170304.



PROJECT INFORMATION

Tax Parcel Numbers 310528-003-016-00, 310528-003-017-00
Total Area 435,940 sf (10.01 ac)
GPP Designation General Commercial
Existing Zoning Vacant
Proposed Land Use Vacant

LOCAL SERVICES

Sewage Disposal: City of Marysville Sewer System
Water District: City of Marysville Water System
School District: Lakewood School District 306
Fire District: Marysville Fire District RFA
Post Office: Marysville
Electric: Snohomish County PUD
Phone: Frontier
Cable: Comcast
Gas: Comcast

CONTACT PERSON
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SITE ADDRESS
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Marysville, WA, 98271

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206.459.7010

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Redmond, WA 98052

CERTIFIED EROSION CONTROL SPECIALIST

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF MARYSVILLE CODES AND ORDINANCES. CONFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRED OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS OR AUTHORIZATIONS WHICH MAY INCLUDE BUT ARE NOT LIMITED TO: WSPW, HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ANY CORPS OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT. THIS DAY OF 202_.

JOSH KING, P.E., DEVELOPMENT SERVICES MANAGER

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL PER MMC 22A.040.020 & 22A.040.030.

- High Security for Industrial, Commercial & Residential Safety

When maximum security and protection are required, chain link mini mesh fencing is the perfect solution. Mini mesh chain link fabric is woven and smaller links compared with average chain link fences. Mini mesh opening forms an impenetrable barrier between your property and intruders, which is extremely difficult to cut through with bolt cutters or get a foothold to climb it. Besides, the mini mesh chain link fencing is durable, corrosion resistant, high security to keep your valuables safe.

SIZE OPTIONS

Recommended Use	Mesh Size	Gauge Size	Height of Fence Fabric
Industrial Security	1"	6	96"
	1"	9	
	1"	11	
Security (Silver or Black)	3/4"	9	24" - 144"
	5/8"	11	
	1/2"	11	

CHAINLINK MINI-MESH FENCING

22 MINI-MESH CHAINLINK FENCE
SCALE: NTS

PERIMETER SECURITY FENCE - 8" TALL COMMERCIAL

FENCING NOTES:

- Security fence shall be placed between buildings and along western boundary entrance.
- Mini-mesh fencing is placed along eastern pavement boundary of storm facility and wetland buffer.

21 SECURITY METAL FENCE
SCALE: NTS

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APPROVED
Emily Morgan 06072024
CITY OF MARYSVILLE
PLANNING DIVISION



LAND TECHNOLOGIES
18820 Third Avenue, N.E.
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PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: -
APPLICATION DATE: -
SITE APPROVAL: -
REVISION DATE: -
LDA APPROVAL: -
AS-BUILT: -

163 RV Storage
163XX Smokey Point Blvd, Marysville, WA, 98271
A PORTION OF SECTION 28, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

CIVIL SITE PLAN

Richard Peterson
170 120th Ave NE Ste 203, Bellevue, WA 98005

SHEET C1 of C20
24x36
PA23016