
NOTICE OF PRELIMINARY ADMINISTRATIVE SHORT SUBDIVISION APPROVAL

Notice is hereby given that on May 25, 2016, *Preliminary Short Plat Approval* was granted for a short subdivision of a 2.0acre parcel zoned R-6.5 (single family, high density) into 9 lots.

File Number: SP16-002
Applicant/Contact: Alexander Reed, Gary Petershagen
PO Box 1465
Marysville, WA 98270

Location: 5825 100th Street NE

Conditions of Approval: The Community Development Department hereby grants *PRELIMINARY SHORT SUBDIVISION APPROVAL* subject to the following conditions:

1. The short plat map dated May 24, 2016 (Exhibit 18) will be the approved lot configuration.
2. Lots eight (8) and nine (9) shall be oriented towards 100th Street NE, i.e. front porch, front door oriented towards Ash Avenue (including setbacks), with rear-loaded vehicle access.
3. Fencing on property lines abutting 100th Street NE on lots 8 & 9 shall not exceed 3-1/2 feet in height if the fence is solid. Maximum height for fencing which allows visibility (i.e. no more than 50% opaque), such as wrought iron or split rail fences shall be 6 feet. Such fences shall be set back from the sidewalk at least 3 feet to allow for landscaping elements to soften the view of the fence.
4. Prior to commencing construction activity, the applicant shall submit documentation to Snohomish Health District demonstrating how the onsite sewage disposal systems and wells will be protected from damage during the construction phase until such time as connection to public sewer and/or public water can be made.
5. The applicant shall pay \$6,300.00 in traffic mitigation fees for each single-family unit to the City of Marysville in accordance with MMC Chapter 22D.030 prior to final short subdivision approval in order to mitigate the project's impacts to the City road system. The developer has opted to defer payment until prior to final building inspection being granted. Credit will be given to the existing SFR on lot 8.
6. The applicant shall submit payment to Marysville School District No. 25 for school impacts caused by the new lots/units in accordance with MMC Chapter 22D.040. School mitigation fees will be based on the fee schedules in effect at the time an individual building permit application is accepted by the City, and will be required to be paid prior to building permit issuance. The developer has opted to defer payment until prior to final building inspection being granted. Credit will be given to the existing SFR on lot 8.
7. The applicant shall submit payment to the City of Marysville for park impacts caused by the new lots/units in accordance with MMC Chapter 22D.020. Park mitigation fees will be based on the fee schedules in effect at the time an individual building permit application is accepted by the City, and will be required to be paid prior to building permit issuance. The developer has opted to defer payment until prior to final building inspection being granted. Credit will be given to the existing SFR on lot 8.

This decision will become final unless an appeal requesting a public hearing is filed with the City Clerk's Office within 15 days of the date of this notice.

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

Responsible Official: Dave Koenig, Community Development Director
For Project Information: Amy Hess, Assistant Planner 360.363.8215