

22 August 2022 (Revised/Resubmitted January 18 2023)

Community Development Department
City of Marysville
80 Columbia Ave
Marysville, WA Zip
Phone: 360.363.8100



Re: Sunnyside Village Cohousing – Land Use Application Submittal (file number PA22-042)

The documents listed below are hereby submitted for Land Use Application review.

The Sunnyside Village Cohousing project consists of 32 single-family cottage residences and a 2,779 NSF detached common house with a community kitchen, dining hall, and accessory rooms. The project has been designed in accordance with the city's Cottage Housing Development standard, MMC 22C.010.280, as applicable per criteria in subsection (2)(d): The project site is adjacent to a city-owned nature preserve and is in close proximity to a Neighborhood Business zoned property. Landscape screening is proposed at site perimeter adjacent to single family zoned properties, in accordance with the cottage housing development standard, and the code required building heights limitations and setbacks have been incorporated in the design. Site amenities include a community garden, existing orchard, solid waste enclosure, and private and common open spaces for each of 4 cottage clusters distributed across the project site. The project is anticipated to be constructed in a single phase, with the possible construction of a small workshop structure in a subsequent phase.

Sincerely,
Miles Cook, AIA | Schemata Workshop

Enclosures (**Only newly added or revised items indicated in bold text are included in resubmittal – reference 8/22/22 submittal for all originally submitted documents**):

1. **Cover Letter (revised)**
2. Land Use Application
3. Conditional Use Permit Criteria Responses
4. **Proposed Modifications and Variances (revised)**
5. Site Survey including legal description
6. Title Report
7. SEPA Environmental Checklist **7.a Updated response to SEPA checklist section 3.a.3 (revised)**
8. Cottage and Accessory Structure Elevations
9. Landscape Plan
10. Preliminary architectural site plan*
11. Preliminary civil site plan*
12. Preliminary Street Profile
13. Preliminary Drainage Report and Plan (preliminary civil site plan)
14. Traffic Impact Analysis
15. Geotechnical Report
16. Critical Areas Review Application
17. Critical Areas Analysis
18. Mitigation Bank Use Plan
19. USACE JD Package
20. Tree Evaluation
21. **Cottage Area Diagrams (newly added)**
22. **Cottage Open Space Diagram (newly added)**
23. **Fire Flow Test (newly added)**
24. **Design Team Responses To City's Technical Review Comments (newly added)**

* Requirements of Preliminary Site Plan / Plat Map are addressed collectively on Architectural and Civil site plans

cc: File