



ADMINISTRATIVE SITE PLAN APPROVAL

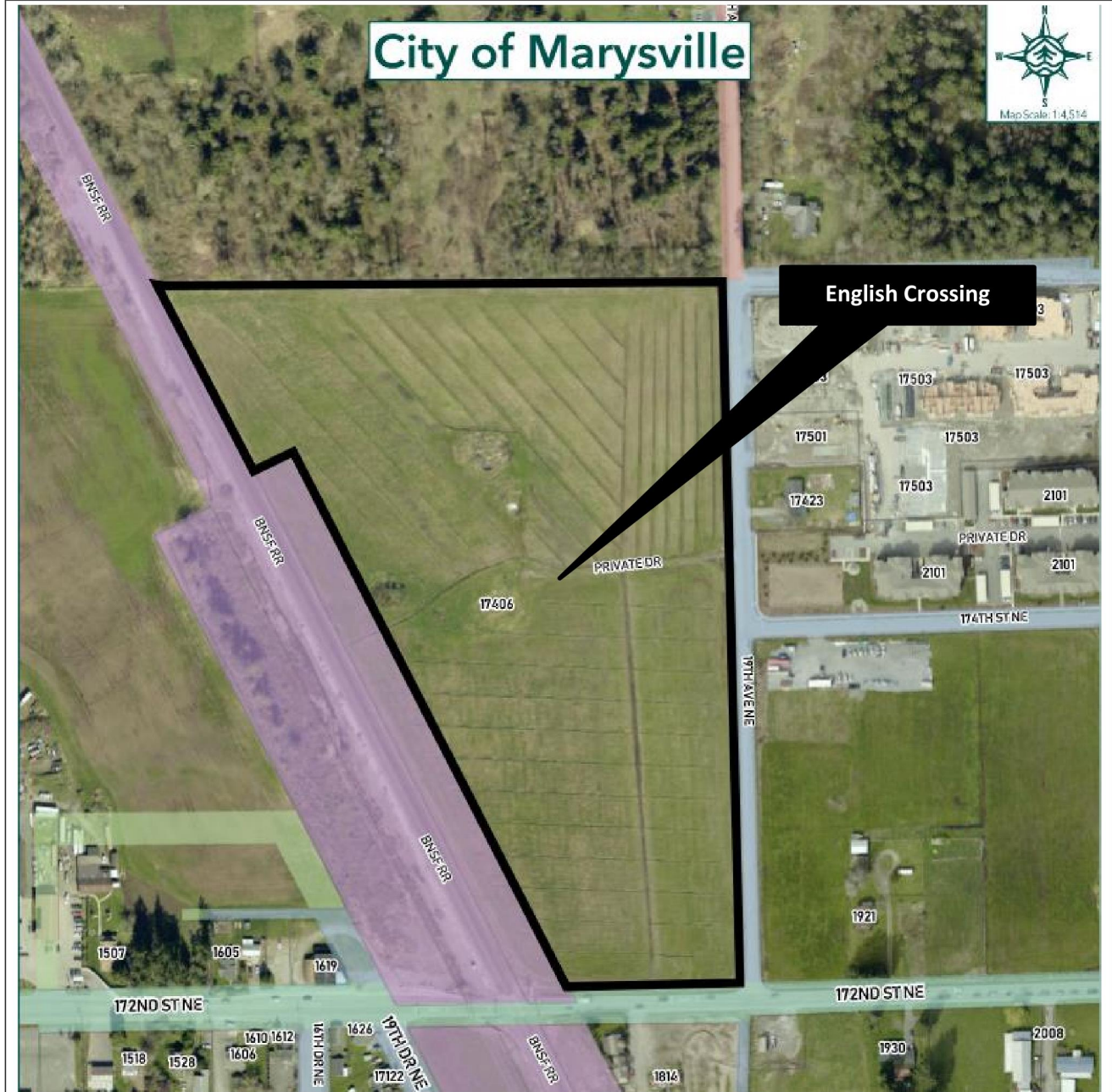
Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270
 Office Hours: Mon - Fri 8:00 AM - 4:30 PM ♦ Phone: (360) 363-8000

PROJECT INFORMATION									
Project Title	English Crossing			Date of Report	February 21, 2024				
File Number	PA23-012			Attachments	Approved Site Plan (Exhibit 031), SEPA MDNS (Exhibit 041)				
Administrative Recommendation	Administrative approval of a 243-unit townhome project, subject to conditions of approval contained in Section 2.0.								
BACKGROUND SUMMARY									
Applicant	Huseby Homes								
Request	Administrative Site Plan Approval in order to construct two hundred forty-three (243) townhome units on a single lot, and associated site improvements.								
SEPA Status	A Mitigated Determination of Non-significance was issued on January 9, 2024 (Exhibit 041). The appeal period expired January 24, 2024. No appeals were filed.								
Site Address	17406 19 th Avenue NE			APN(s)	31051900401200				
Acreage (SF)	19.52 acres (580,175 SF)			Section	19	Township	31	Range	05
Comprehensive Plan	MU	Zoning	MU	Shoreline Environment			N/A		
Water Supply	Current	Proposed		Sewer Supply	Current		Proposed		
	None	Marysville			None	Marysville			
Present Use of Property	Site is undeveloped, mowed fields.								
REVIEWING AGENCIES									
Marysville	Local Agencies & Districts			State & Federal		County		Other	
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input checked="" type="checkbox"/> Land Development <input type="checkbox"/> Parks <input checked="" type="checkbox"/> Planning <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> Public Works <input type="checkbox"/>	<input type="checkbox"/> Arlington (city) <input type="checkbox"/> Arlington Airport <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input type="checkbox"/> Frontier <input type="checkbox"/> Lake Stevens (city) <input type="checkbox"/> Lake Stevens SD 4 <input type="checkbox"/> Lakewood SD 306 <input checked="" type="checkbox"/> Marysville SD 25 <input checked="" type="checkbox"/> PUD No. 1			<input type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input type="checkbox"/> DOE <input checked="" type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> WUTC		<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works		<input checked="" type="checkbox"/> Tulalip Tribes <input checked="" type="checkbox"/> Stillaguamish Tribe	
ACTION									
<input checked="" type="checkbox"/> Administrative	<input type="checkbox"/> City Council	<input type="checkbox"/> Quasi-Judicial	<input type="checkbox"/> Planning Commission						
Date of Action	February 21, 2024	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Continued					
STAFF CONTACT									
Name Amy Hess	Title Senior Planner	Phone 360-363-8215	E-mail ahess@marysvillewa.gov						

SURROUNDING USES

	Comprehensive Plan	Zoning	Land Use
Site	Mixed Use	MU	Vacant
North	Snohomish County	N/A	Large lot single-family
East	Mixed Use	MU	Single-family home and The Lodge Apartments
South	Mixed Use	MU	172 nd Street/Single-family residence
West	Mixed Use	MU	BNSF/Vacant

Vicinity Map



1.0 FINDINGS AND CONCLUSIONS

1. Description of Proposal

The applicant is requesting administrative site plan approval in order to construct a 243-unit townhome development and associated site improvements.

2. Project History

An application was filed on and was deemed complete on May 17, 2023. Public notice of application was provided in accordance with [MMC 22G.010.090](#).

3. Site Location

The subject property is located at 17406 19th Avenue NE and is identified as Assessor's Parcel Number (APN) 31051900401200.

4. Site Description

The project site is approximately 19.52 acres in size. The site is nearly level to slightly sloping downward towards 19th Avenue on the east.

The site is bordered by large lot single-family residences to the north in Unincorporated Snohomish County, Burlington Northern Santa Fe railroad to the west with vacant land beyond, a single-family residence and The Lodge Apartments to the east, and 172nd Street and a large lot single-family residence to the south.

The subject property is zoned Mixed Use, as are surrounding properties to the east, south and west. Property to the north is outside of Marysville City limits in unincorporated Snohomish County.

5. Public Comments

No public comments were received during the comment period.

6. Agency Comments

A *Request for Review* of the proposed development was sent to the following Local, County, State & Federal Agencies and Districts:

- a. Marysville Fire District: *Fire sprinklers systems are required in all buildings. Access planned appears adequate for fire apparatus. Fire hydrants shall be placed no more than 300 feet apart.*
- b. Snohomish County PUD: *Snohomish County PUD has adequate system capacity to serve the proposed development, but upgrades may be needed. The existing single-phase overhead primary line and service on property will need to be removed. The project requires a feeder and three-phase underground line extension, and the roundabout on 172nd will require three-phase overhead primary feeder relocation on 172nd.*
- c. DAHP: *No comments received.*
- d. Stillaguamish Tribes: *Requested notification of ground disturbance.*
- e. Tulalip Tribes: *No comments received.*
- f. Lakewood School District: *Requested project extend sidewalks on both sides of 19th Ave and 172nd St.*
- g. WSDOT: *The TIA is accepted without comment since this development will be completing a companion ICE. The ICE will need to include all pipeline project trips*

for determining roundabout configuration. The TIA did not include any pipeline projects.

No mitigation is proposed directly to WSDOT, but TIA does state on page 30, English Crossing project will build a portion of the roundabout" at 19th Avenue NE/172nd Street NE. We will likely need a meeting with city and developer to see what portion this development is constructing.

7. Critical Areas

There are no critical areas located on the subject property. There may be a wetland on the property to the north, but that could not be confirmed with the study submitted with this application.

8. SEPA

A State Environmental Policy Act (SEPA) Mitigation Determination of Non-significance (MDNS) was issued on January 9, 2024 (Exhibit 041). No appeal was filed.

9. Access/Circulation

Access to the development will be via a 36' wide paved private drive off of 19th Avenue NE near the 172nd Street roundabout, and another 24' wide paved private drive with a 2' rolled curb near the project's northern boundary. Internal private drive aisles are 24' wide with a 2' rolled curb. Internal drive aisles provide connections and circulation throughout the development for vehicles as well as pedestrians.

10. Traffic Concurrency

According to the Institute of Transportation Engineers Trip Generation Manual, Land Use Code 215: Single-Family Attached generates 7.50 average daily trips (ADT) and 0.57 PM Peak hour trips (PMPHT) per unit. Based on the Traffic Impact Analysis prepared by TenW, dated April 24, 2023 (Exhibit 009), updated August 8, 2023 (Exhibit 024) and November 13, 2023 (Exhibit 033), the proposed development is anticipated to generate a total of approximately 1,855 new weekday daily trips, 124 AM Peak Hour Trips (AMPHT's), and 146 new PM Peak PMPHT's.

Based on review of existing conditions and anticipated trip generation, as well as other applicable supplemental information submitted with the application and on file with the City, the City Engineer made a traffic concurrency recommendation to the applicant dated December 19, 2023 (Exhibit 039). The traffic concurrency recommendation included the following conditions to mitigate traffic impacts:

- a. The applicant shall be required to construct frontage improvements along 172nd St NE and 19th Ave NE, including appropriate portions of the roundabout (RAB), prior to granting occupancy permits. Roadway improvements, channelization, site access and lighting plans shall be required to comply with the design standards outlined in the MMC 22C.065 – *Lakewood Neighborhood Master Plan Area – Design Guidelines*, and be reviewed and approved by the City Engineer, prior to construction plan approval.
- b. The applicant shall be required to dedicate and/or deed public right-of-way in order to accommodate the required frontage improvements along 172nd St NE and 19th Ave NE in accordance with MMC 12.02A.110(1)(c), Dedication of Road right-of-way – Required setbacks. Right-of-way widths and required dedication shall be determined by the City Engineer. Dedication and/or deeding of right-of-way shall be required prior to granting occupancy permits.

- c. 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 (TIF) shall be vested at a rate of \$6,300 per PMPHT.

Pursuant to MMC Chapter 22D.010, TIF credits are allowed for the construction of frontage improvements on 172nd St NE and 19th Ave NE. The following improvements are eligible for TIF credit:

- 172nd St NE (11th Ave NE to 27th Ave NE)
- 172nd St NE & 19th Ave NE Roundabout
- 172nd St NE & 23rd Ave NE Roundabout
- 19th Ave NE (172nd St NE to 156th St NE)
- 23rd Ave NE (172nd St NE to 169th PI NE)

The amount of credit for these improvements shall be approved by the City Engineer.

- d. Pursuant to the Interlocal Agreement with Snohomish County, the applicant is obligated to pay TIF based on 20% of the Average Daily Trips (ADT) generated from the proposed project multiplied by the County mitigation fee of \$185.00 per new ADT. Prior to issuing building permits, the applicant will be required to make payment to Snohomish County for traffic impacts, in the amount of \$68,635.00, as outlined in the approved Traffic Mitigation Offer to Snohomish County (Exhibit 038).
- e. Decorative street lighting meeting the standards set forth in MMC 22C.065.390 shall be installed along the project's frontages as determined by the City's Traffic Engineer Manager.

The applicant submitted a written proposal, dated January 3, 2024 (Exhibit 040), agreeing to the development's traffic impacts and mitigation measures.

Pursuant to [MMC 22D.030.070\(6\)\(a\)\(ii\)](#), the traffic concurrency determination and the project's impacts and mitigation obligations shall expire on December 19, 2028.

11. Utilities

Utilities are proposed to be provided as follows:

- a. Storm Drainage – The development proposes use of bio-retention facilities. Flow control requirements will be met by detention. Water quality will be met by percolating stormwater through physical, chemical, and biological treatment processes. Pursuant to Chapter 14.15 MMC, a stormwater pollution prevention plan (SWPPP) and subsequent installation of an approved stormwater management system are required.
- b. Water – The applicant is proposing to connect to the water main that will be extended in 19th Avenue NE, and extend on site in the private drive aisles to serve the development.
- c. Sewer – The applicant is proposing to connect to the sewer trunk line that is proposed to be extended by others to the roundabout at 19th Avenue NE and 172nd Street NE. This project will extend the sewer main from the roundabout a portion of the way up 19th Avenue NE, then extend the sewer on site to serve the development.

Utility and street improvements will be addressed during civil construction plan review in order to ensure compliance with all of the applicable MMCs and other applicable standards.

Undergrounding of existing overhead utilities is a requirement of new developments.

12. Application Review: MMC Chapter [22G.010.140](#)(3) requires the city to determine whether or not the project meets the following items described in the applicable plans and regulations:

- a. 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: Pursuant to [MMC 22C.020.060](#), townhomes are permitted outright in the MU zone.

- b. Density of residential development in urban growth areas.

Staff Comment: Residential uses are permitted at a density of 28 dwelling units per acre. This project proposes a density of 12.45 units per acre (243 units/19.52 gross project acres = 12.45), which complies with the density allowances.

- c. Availability and adequacy of public facilities identified in the Comprehensive Plan.

Staff Comment: The Comprehensive Plan designation for the subject property is Mixed Use. The proposed development and subsequent use of the property will be consistent with the pertinent development policies outlined in the Marysville Comprehensive Plan, as conditioned herein.

The following development policies outlined in the Comprehensive Plan that are specifically pertinent to this request and were used to establish appropriate conditions are as follows:

LAND USE ELEMENT

General Development Land Use Goals & Policies

Policies: LU-3, LU-5, LU-6

Single Family

Policies: LU-41

Mixed Use

Policies: LU-146, LU-149

HOUSING ELEMENT

Housing Policies

Policies: HO-2, HO-4, HO-8, HO-13, HO-20, HO-22

ENVIRONMENTAL ELEMENT

Earth Goals and Policies

Policies: EN-21

Water: Quality, Wetland and Watershed Protection, Storm Water Runoff, Drainage, Shoreline Goals and Policies

Policies: EN-32, EN-38

TRANSPORTATION ELEMENT

Mobility Options

Policies: T-27

Financing and Implementation

Policies: T-48, T-50

PARKS AND RECREATION ELEMENT

Policies: PK-12, PK-17

UTILITIES ELEMENT

Policies: UT-1, UT-3, UT-18

PUBLIC FACILITIES & SERVICES ELEMENT

Police, Fire, Library

Policies: PS-1, PS-3, PS-9, PS-10

Schools

Policies: SC-6

Water, Sewer, Storm Drainage, Solid Waste

Policies: PF-1, PF-2, PF-9, PF-19, PF-20, PF-26

a. Development Standards.

Staff Comment: The project site is currently zoned Mixed Use (MU). The purpose of the mixed use zone (MU) is to provide for pedestrian- and transit-oriented high-density employment uses together with limited complementary retail and higher density residential development in locations within activity centers where the full range of commercial activities is not desirable.

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

13. In-House Days

Pursuant to MMC Section [22G.010.200](#), a final decision on the application shall be made within 120 days from the date of the letter of completeness. A decision on the application was made eighty-one (81) in-house days from the date of completeness.

2.0 RECOMMENDATION

Based on the foregoing findings and conclusions, and review of the City's regulatory authority to implement the policies, standards, and regulations of the Comprehensive Plan and MMC, the Community Development Director hereby grants Preliminary Site Plan Approval for English Crossing Townhomes, subject to the following conditions:

1. The preliminary site plan (Exhibit 031) shall be the approved preliminary site plan layout.
2. The applicant shall meet/accomplish all mitigation obligations outlined in the Traffic Concurrence Recommendation, dated December 19, 2023 (Exhibit 039).
3. Automated residential fire sprinkler systems shall be installed in all units and a fire sprinkler plan shall be provided at the time of building permit submittal.

4. The critical area buffer along the northern property boundary associated with the possible Category IV wetland to the north shall be placed in Native Growth Protection Area Easement (NGPAE).
5. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with the Building Design standards outlined in [MMC 22C.065.040](#).
6. Units adjacent to 19th Avenue NE shall have pedestrian connections to the sidewalk on 19th Avenue NE.
7. Units adjacent to 19th Avenue NE shall have a façade which is oriented towards 19th Avenue NE, with a front entry and architectural features to enhance this elevation.
8. Pedestrian pathways that traverse a parking area or drive-aisle are required to be constructed with concrete pavers or decorative colored, or stamped concrete clearly denoting the pedestrian pathway. This detail shall be provided on the civil construction plans.
9. Any/all encroachments shall be remedied prior to final inspections being granted. Any contested area shall be removed from the total project area and density calculations revised as needed.
10. The applicant shall be required to comply with the six (6) mitigation measures outlined in the State Environmental Policy Act (SEPA) Mitigated Determination of Non-significance (MDNS) issued on January 9, 2024 (Exhibit 041, attached hereto).
11. Prior to civil construction plan approval, applicant shall demonstrate compliance with required parking, including demonstration that dimensional standards are met for garage parking.
12. The applicant shall submit payment to the City of Marysville for park impacts caused by the development pursuant to Chapter [22D.020 MMC](#). Park impact fees will be based on the fee schedules in effect at the time an individual building permit application is accepted by the City.
13. The applicant shall submit payment to Lakewood District No. 4 for school impacts caused by the multi-family development pursuant to Chapter 22D.040 MMC. School impact fees will be based on the fee schedules in effect at the time an individual building permit application is accepted by the City.
14. Prior to granting occupancy permits, declaration or covenants shall be required to be recorded with the Snohomish County Auditor, including provisions which address the following:
 - a. Maintenance of the common areas, drainage system, open space, landscaping and other private improvements within the development.
 - b. Provisions for storage, parking of boats, RV's, non-operable vehicles and similar storage so as not to reduce the proposed parking within the development along with enforcement mechanisms for these provisions.
 - c. If the garage is used for the required parking calculations, then a covenant shall be required that the garage facilities are used for parking of vehicles (only) and not used for storage.These covenants or restrictions shall be reviewed and approved by the Community Development Department prior to recording.
15. All mechanical equipment shall be organized, proportioned, detailed, screened, landscaped (with decks or terraces) and/or colored to be an integral element of the

building and minimize visual impacts from the ground level of adjacent streets and properties. For example, screening features should utilize similar building materials and forms to blend with the architectural character of the building.

16. Prior to civil construction plan approval, the applicant shall have a FINAL landscaping plan approved that includes all of the plan submittal requirements outlined in [MMC 22C.120.030](#), and includes all of the applicable design elements outlined in [MMC Chapter 22C.120](#), as well as open space amenity details in compliance with [MMC 22C.065.270](#), *Townhouse open Space*.

Prepared by: *Amy*

Reviewed by: *Chris*

This **Administrative Site Plan 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 Approval.

Signature:  _____ **Date:** 2/21/24 _____
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.