

## 22G.010.430 Conditional use permit.



**A conditional use permit shall be granted by the city only if the applicant demonstrates that:**

**(1) The conditional use is designed in a manner which is compatible with the character and appearance of the existing or proposed development in the vicinity of the subject property;**

Yes, the design and appearance is compatible with our engineer design

**(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;**

This is a standard two story house with 9" ceiling height bottom floor and 8" tall for the top floor

**(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;**

Normal residential physical characteristics with grass and fence and landscape

**(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;**

We will construct on the flat property only.

**(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;**

We will have temporary impacts from the time of building but will stay under safety and healthy regulations.

**(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;**

Our development will be following public city requirements

**(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;**

We can connect to the city, sewer and stormwater.

**(8) The use meets all required conditions and specifications set forth in the zone where it proposes to locate;**

Duplex will blend in with other community houses

**(9) The use will not be injurious or detrimental to adjoining or abutting property, or that the use is a public necessity;**

We have plenty of room to make for parking

**(10) In addition, the city may impose specific conditions precedent to establishing the use and conditions may include:** Not Applicable