

SITE PLAN APPROVAL - Spitzenberg Apartments

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 | Spitzenberg Apartments | | | Date of Report | March 19, 2024 | | | | |
| File Number | PA23-023 | | | Attachments | Preliminary Site Plan (Exhibit 17) | | | | |
| Administrative Recommendation | Approve the preliminary Multi-family Site Plan, subject to the conditions of approval contained in Section 2.0 of this Administrative Site Plan Approval. | | | | | | | | |
| BACKGROUND SUMMARY | | | | | | | | | |
| Owner/Applicant | Spitzenberg LLC/Vandervort Architects | | | | | | | | |
| Request | The applicant is requesting administrative Multi-family Site Plan Approval in order to construct a new 3 story, 9 unit multi-family apartment building with associated common areas, parking and open space. The existing 5-unit multi-family building will be retained; the existing single-family residence will be demolished. | | | | | | | | |
| SEPA Status | The City of Marysville prepared and adopted a <i>Planned Action Supplemental Environmental Impact Statement</i> under the State Environmental Policy Act, Chapter 43.21 RCW, which environmental analysis has considered the impacts of the anticipated development within the <i>Downtown Master Plan Area</i> . | | | | | | | | |
| Site Address | 1902 Grove Street | | | APN(s) | 30052800105700 | | | | |
| Acreage (SF) | 0.72-acres (30,890 SF) | | | Section | 28 | Township | 30N | Range | 05E |
| Comprehensive Plan | Flex Residential Overlay | Zoning | FR | Shoreline Environment | | | N/A | | |
| | Current | Proposed | | Sewer Supply | Current | | Proposed | | |
| Water Supply | Marysville | Marysville | | | Marysville | Marysville | | | |
| Present Use of Property | Existing single-family residence | | | | | | | | |
| REVIEWING AGENCIES | | | | | | | | | |
| Marysville | Local Agencies & Districts | | | State & Federal | | | County | | Other |
| <input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Planning <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> Public Works | <input checked="" type="checkbox"/> Comcast <input checked="" type="checkbox"/> Marysville SD 25 <input checked="" type="checkbox"/> PUD No. 1 <input checked="" type="checkbox"/> Regional Fire Authority <input checked="" type="checkbox"/> Ziplly | | | <input type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input type="checkbox"/> DAHP <input type="checkbox"/> DOE <input 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 | March 19, 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 | Flex Residential | FR | 5-unit Multi-family residence, and single-family residence |
| North | Mixed Use | MU | Grove Street and Single-family residences |
| East | Flex Residential | FR | Single-family residence |
| South | Middle Housing 2 | MH2 | Single-family residences |
| West | Flex Residential | FR | Single-family residence |

Vicinity Map



1.0 FINDINGS AND CONCLUSIONS

- 1. On October 23, 2023, Vandervort Architects, applicant, requested Administrative Multi-family Site Plan Approval in order to construct a new 3 story, 9 unit multi-family apartment building with associated common areas, parking and open space. The existing 5-unit multifamily apartment building will be retained.
- 2. The application was determined to be complete on October 23, 2023. Public notice of application was provided in accordance with [MMC 22G.010.090](#).
- 3. The project site is approximately 0.72-acres in size, and is located at a site address of 1902 Grove Street. The site contains a single family home that is proposed to be demolished and a 5-unit multifamily building that will be retained. The site is generally flat and is occupied by lawn grass and residential and accessory structures.
- 4. Motor vehicle access to the site is proposed off of Grove Street via the existing access drive. Grove Street is currently developed with curb, gutter and sidewalk, however, the applicant shall be required to reconstruct the frontage improvements in order to meet the Undesignated Block Frontage standards outlined in [MMC Chapter 22C.080 Downtown Master Plan Area – Design Requirements](#).
- 5. The Community Development Director has reviewed the application materials and determined the proposed project qualifies as a planned action according to the criteria outlined in [MMC 22E.040.030](#)(3)(a) through (j).

An application for project permit or approval designated a planned action under [MMC 22E.040.030](#) shall not be subject to further procedural review under SEPA, but the proposed project may be conditioned to mitigate any adverse environmental impacts which are reasonably likely to result from the project proposal.

- 6. A Traffic Impact Analysis was prepared by TenW, dated October 12, 2023. According to the TIA, the proposed development would generate 118 average daily trips (ADT), 3 new AM peak hour trips (AMPHT) and 4 new PM peak hour trips (PMPHT).
- 7. Pursuant to [MMC Chapter 14.15](#), a stormwater pollution prevention plan (SWPPP) and subsequent installation of an approved stormwater management system on the site is required. Potential adverse environmental impacts associated with increased stormwater runoff from the proposed development will be adequately mitigated through compliance with the MMC provisions.
- 8. Utilities are proposed to be provided to the site as follows:

Storm Drainage – The development proposes on-site infiltration in accordance with the 2019 Washington State Department of Ecology Stormwater Management Manual. Runoff from the impervious areas will be fully infiltrated via rain gardens. Pervious areas will infiltrate into underlying soils.

Water – The applicant is proposing to connect to the existing 12-inch water main located within Grove Street. This connection will provide adequate water pressure and fire flow to serve the development.

Sewer – The applicant is proposing to connect to the existing 15-inch sewer main located within Grove Street. This connection will provide adequate sewer service to the proposed development.

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

- 9. [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:

- 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: Multi-family apartments are permitted outright in the Flex Residential (FR) zone in accordance with [MMC 22C.080.130](#).

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

Staff Comment: The base density in the FR zone is 20-units per acre with no maximum density utilizing [MMC Chapter 22C.090 Residential Density Incentive](#). The applicant has proposed constructing 9 new multi-family units, in addition to the 5 existing units, on 0.72 net acres, which is within allowable density (20 units per acre x 0.72 net acres = 14.4, or 14 units allowed).

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

Staff Comment: The proposed development has been reviewed for compliance with the Comprehensive Plan to ensure consistency with the goals and policies related to Flex Residential designation, including the specific criteria outlined in the Downtown Master Plan.

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

10. A Request for Review of the proposed development was sent to the Local, County, State & Federal Agencies and Districts referenced on Page 1. The following comments were received; if above referenced agencies are not listed below, no comments were received:

| Reviewing Agency | Nature of Comment |
|---|---|
| Building Department | <i>Provided requirements for the building permit submittal.</i> |
| Fire District | <i>Provided fire sprinkler requirements, noted that access and turnaround appears adequate, and provided guidance on installation of 'No parking' signs.</i> |
| Public Works, Engineering Services | <i>Provided information regarding the required improvements which are to be further reviewed with Civil Plan Review; and Capital facility fees would be required to be paid prior to issuance of the building permit.</i> |
| Public Works, Operations | <i>Provided requirements for new water main and hydrant assemblies.</i> |
| Public Works, Traffic | <i>Accepted the TIA; Frontage improvements required per the Downtown Master Plan; Undergrounding of overhead utilities shall be required; and Street lighting will be required.</i> |

| Reviewing Agency | Nature of Comment |
|--------------------------------------|--|
| Public Works, Water Resources | <i>The project is vested under the 2019 Stormwater Management Manual for Western Washington; and Stormwater improvements will be reviewed with formal Civil Plan Review. The City will take operation and maintenance responsibility for residential stormwater facilities built for minimum requirements #6 and #7.</i> |

11. Pursuant to [MMC Chapter 22D.020](#), the applicant shall mitigate City of Marysville parks impacts through payment of the park impact fee in effect at the time of building permit issuance.
12. Pursuant to [MMC Chapter 22D.030](#), the applicant shall mitigate City of Marysville traffic impacts through payment of the traffic impact fees in effect at the time of building permit issuance.
13. Pursuant to [MMC Chapter 22D.040](#), the applicant shall mitigate City of Marysville school impacts through payment of the school impact fees in effect at the time of building permit issuance.
14. The proposed development, as conditioned herein, will make appropriate provisions for the public use and interest, health, safety, and general welfare.
15. 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 nineteen (19) in-house calendar days from the date of completeness.

2.0 RECOMMENDATION

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 MMC, the Community Development Department hereby grants Administrative Multi-family Site Plan Approval for Spitzenberg Apartments, subject to the following conditions:

1. The preliminary site plan received by the Community Development Department on March 11, 2024 (Exhibit 17) shall be the approved preliminary site plan layout.
2. All power lines, telephone wires, television cables, fire alarm systems and other communication wires, cables or lines shall be placed underground either by direct burial or by means of conduit or ducts providing service to each building.
3. The applicant shall be required to install street lighting and reconstruct the frontage improvements in order to meet the Undesignated Block Frontage standards outlined in [MMC Chapter 22C.080 Downtown Master Plan Area – Design Requirements](#). Roadway improvements, channelization, street lighting and site access plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
4. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with the applicable building design requirements outlined in [MMC Chapter 22C.080 Downtown Master Plan Area – Design Requirements](#).
5. 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.080 Downtown Master Plan Area – Design Requirements](#) and [MMC Chapter 22C.120](#).

6. Prior to civil construction plan approval, a site lighting plan designed in accordance with [MMC 22C.080.460](#) shall be approved by the Community Development Department.
7. The applicant shall submit payment to the City of Marysville for park impacts caused by the multi-family development pursuant to [MMC Chapter 22D.020](#). 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.
8. The applicant shall submit payment to the City of Marysville for school impacts caused by the multi-family development pursuant to [MMC Chapter 22D.040](#). 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.
9. 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 \$6,300 per PMPHT. One PMPH credit shall be given for the existing single family residence.
10. Declaration or covenants shall be required to be recorded, prior to issuing occupancy permits for the development, including provisions which address the following:
 - a. Maintenance of the common areas, drive-aisles, 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 vehicle storage so as not to reduce the proposed parking within the development and enforcement of these provisions.
 - c. Parking enforcement provisions.

These covenants or restrictions shall be reviewed and approved by the Community Development Department and Marysville Fire District.

This **Administrative Multi-family 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:** 03/19/24
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.