

NOTICE OF ADMINISTRATIVE SITE PLAN APPROVAL

File Number: PA23-023
Project Title: Spitzenberg Apartments
Applicant: Vandervort Architects
Project Contact: Mark Wierenga
2000 Fairview Ave E, Ste. 103
Seattle WA 98102
markw@vandervort.com
Project Location: 1902 Grove Street
APN: 30052800105700
Date of Completeness: October 23, 2023, 2023



NOTICE IS HEREBY GIVEN THAT ADMINISTRATIVE SITE PLAN APPROVAL HAS BEEN ISSUED FOR THE FOLLOWING PROPOSAL:

Administrative site plan approval in order to construct a 9-unit multi-family apartment building, and associated site improvements. The existing single family residence on site will be demolished, while the existing 5-unit multi-family apartment building will be retained.

Conditions of Approval:

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.



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COMMUNITY DEVELOPMENT DEPARTMENT

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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.

Responsible Official: Haylie Miller, Community Development Director

For project information, please contact:

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