



COMMERCIAL SITE PLAN APPROVAL

Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270
 (360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Mon - Fri 7:30 AM - 4:00 PM

PROJECT INFORMATION									
Project Title	1370 Cedar Avenue 4-Plex			Date of Report	February 26, 2020				
File Number	PA19-057			Attachments	Approved Site Plan (Exhibit 22)				
Administrative Recommendation	Approve the preliminary Multi-family Townhome site plan, subject to the conditions of approval contained in Section 2.0.								
BACKGROUND SUMMARY									
Applicant	Kostadin Kostadinov								
Request	Administrative Multi-family site plan approval in order to construct four (4) new townhomes in one building, including frontage, parking, and landscape improvements.								
SEPA Status	Exempt pursuant to MMC 22E.030.090(1)(b)								
Site Address	1370 Cedar Avenue			APN(s)	30052100317600				
Acreage (SF)	0.17 acres (7,405 SF)			Section	21	Township	30	Range	05
Comprehensive Plan	MFH	Zoning	R-28	Shoreline Environment			N/A		
Water Supply	Current	Proposed		Sewer Supply	Current		Proposed		
	Marysville	Marysville			Marysville	Marysville			
Present Use of Property	Site is vacant, prior single-family residence has been demolished.								
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 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 type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> WUTC <input type="checkbox"/>		<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input checked="" type="checkbox"/> Tulalip Tribes <input checked="" type="checkbox"/> Stillaguamish Tribe <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
ACTION									
<input checked="" type="checkbox"/> Administrative	<input type="checkbox"/> City Council	<input type="checkbox"/> Quasi-Judicial	<input type="checkbox"/> Planning Commission						
Date of Action	02/26/2020	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Continued					
STAFF CONTACT									
Name Amy Hess	Title Associate Planner	Phone 360-363-8215	E-mail ahess@marysvillewa.gov						

SURROUNDING USES

	Comprehensive Plan	Zoning	Land Use
Site	Multi-family High Density	R28 MFH	Vacant
North	Multi-family High Density	R28 MFH	Tri-plex
East	Multi-family High Density	R28 MFH	Single-family residence
South	Multi-family High Density	R28 MFH	Single-family residence
West	Multi-family Medium Density	R18 MFM	Single-family residences

Vicinity Map



- | | | | |
|-----------------------|-------------------------|---------------------------------|---------------------------|
| General Commercial | 88 - Mixed Use | R12 Multi-Family Low | R4.5 Single Family Medium |
| Downtown Commercial | General Industrial | R6-18 Multi-Family Low | Public-Institutional |
| Community Business | Light Industrial | R8 Single Family High Small Lot | Recreation |
| Neighborhood Business | R28 Multi-Family High | R6.5 Single Family High | Open |
| Mixed Use | R18 Multi-Family Medium | R4-8 Single Family High | |

1.0 FINDINGS AND CONCLUSIONS

1. The applicant is requesting administrative multi-family site plan approval in order to construct a 4-unit townhouse project, and associated site improvements including, but not limited to, off-street parking and landscaping.
2. An application was filed on December 18, 2019 and was deemed complete on December 23, 2019. Public notice of application was provided in accordance with MMC 22G.010.090.
3. The subject property is zoned R-28 Multi-family high density, as are surrounding properties to the north, east and south. The property to the west is zoned R-18 Multi-family medium density.
4. During the public review and comment period, the City received no written public comments.
5. A *Request for Review* of the proposed development was sent to the following Local, County, State & Federal Agencies and Districts:
 - a. Marysville Fire District: *A memo from David VanBeek, Assistant Fire Marshal, was received on January 16, 2020, stating that the proposed development shall comply with the 2015 International Fire Code, and approval of fire access and fire hydrant/water supply systems is required and will be reviewed at the time of civil construction plan submittal.*
 - b. Snohomish County PUD: *No comments received.*
 - c. Marysville School District No. 25: *No comments received.*
 - d. DAHP: *No comments received.*
 - e. Stillaguamish Tribes: *No comments received.*
 - f. Tulalip Tribes: *No comments received.*
6. There are no known critical areas located on the subject property, or within 150 feet of the site boundaries. No impacts on critical areas are anticipated.
7. Pursuant to MMC 22E.090.090(1)(b), the proposal is exempt from State Environmental Policy Act (SEPA) review.
8. The project site is approximately 0.17 acres in size, and is located at a site address of 1370 Cedar Avenue. The site is generally flat with very little change in topography, and is presently vacant.

The site is bordered by single-family residences to the east and south. Across Cedar Avenue to the west are single-family residences. A tri-plex is located to the north.
9. Access to the development is proposed from Cedar Avenue via a 30 foot paved private road along the southern boundary of the site.
10. According to the Institute of Transportation Engineers Trip Generation Manual, Land Use Code 220: Multi-family Housing (low-rise) generates 7.32 average daily trips (ADT) and 0.67 PM Peak hour trips (PMPHT) per unit. The proposed development is anticipated to generate 19.84 ADT and 1.68 PMPHT, including the reduction for the existing single-family residence.
11. 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 February 25, 2020. The traffic concurrency recommendation included the following conditions to mitigate traffic impacts:

- a. 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.
 - b. The applicant shall be required to stripe for bike lanes on Cedar Avenue. Roadway improvements, channelization, site access and lighting plans will be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
12. The applicant submitted a written proposal, dated February 25, 2020 (Exhibit 24), agreeing to the developments traffic impacts and mitigation measures.
13. Pursuant to MMC 22D.030.070(6)(a)(ii), the traffic concurrency determination and the project's impacts and mitigation obligations shall expire on February 25, 2026.
14. Utilities are proposed to be provided as follows:
- a. Storm Drainage – The development proposes to collect and discharge stormwater into an infiltration gallery within the parking area. 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 existing 6-inch water main that is located within Cedar Avenue, utilizing the existing water meter box if possible.
 - c. Sewer – The applicant is proposing to connect to the existing 8-inch sewer main that is currently installed within Cedar Avenue, and extend on-site in order to provide sewer service to the proposed development.

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

15. 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: Pursuant to MMC 22C.010.060, multi-family townhomes are permitted outright in the R-28 zone.
 - b. Density of residential development in urban growth areas.
Staff Comment: The base density allowed in the R-28 zone is 28 dwelling units per acre. The applicant has proposed constructing four units on 0.17 gross acres. The proposed density of this project is 23.5 units per acre (4-units/0.17-acres) which complies with the density requirements outlined in MMC 22C.010.080(2).
 - c. Availability and adequacy of public facilities identified in the Comprehensive Plan.
Staff Comment: The Comprehensive Plan designation for the subject property is High Density Multi-Family. 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

Residential Land Use Goals & Policies

Policies: LU-23, LU-25, LU-26, LU-28, LU-31, LU-33, LU-34

Multi-family

Policies: LU-46, LU-47, LU-48, LU-50, LU-51

HOUSING ELEMENT

Housing Policies

Policies: HO-4, HO-8, HO-15, HO-21, HO-24, HO-27, HO-28, HO-29,

ENVIRONMENTAL ELEMENT

Earth Goals and Policies

Policies: EN-19, EN-21

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

Policies: EN-32, EN-38

TRANSPORTATION ELEMENT

Transportation System Efficiency and Safety

Policies: T-7, T-8

Mobility Options

Policies: T-25

Financing and Implementation

Policies: T-48

PARKS AND RECREATION ELEMENT

Policies: PK-13

UTILITIES ELEMENT

Policies: UT-1, UT-3, UT-8, UT-18

PUBLIC FACILITIES & SERVICES ELEMENT

Police, Fire, Library

Policies: PS-1, PS-3, PS-5, PS-9, PS-10

Schools:

Policies: SC-6

Water, Sewer, Storm Drainage, Solid Waste

Policies: PF-1, PF-2, PF-7, PF-18, PF-19, PF-20, PF-23, PF-24, PF-26

d. Development Standards.

Staff Comment: The project site is currently zoned R-25 (High Density Multi-family). The R-28 zone is a high-density multi-family residential zone. The major types of new housing development will be attached and detached single-family residential, duplexes, apartments and condominiums. The density is 28 units per acre; the maximum is limited to 36 units per acre.

After review of the application materials, site plan and information on file with the City, it has been determined that the proposed multi-family site plan, as conditioned herein, will meet the applicable development standards outlined Title 22 MMC, *Unified Development Code*.

16. Pursuant to Chapter 22D.020 MMC, the applicant shall mitigate City of Marysville parks impacts through payment of the park mitigation fee in effect at the time of building permit submittal.
17. Pursuant to Chapter 22D.040 MMC, the applicant shall mitigate school impacts through the payment of the school impact fee in effect at the time of building permit submittal.
18. The proposed development, as conditioned herein, will make appropriate provisions for the public use and interest, health, safety, and general welfare.
19. Pursuant to MMC Section 22G.090.380, a 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 28 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 Multi-family Site Plan Approval for 1370 Cedar 4-Plex, subject to the following conditions:

1. The preliminary site plan (Exhibit 22) date stamped February 6, 2020, 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 conduit or ducts providing service to each building.
3. 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 22C.020.250(4) and MMC 22C.120.
4. A six-foot, quality, sight-obscuring fence shall be installed along the north and east property boundary and along each edge of the rear yard space of each unit.
5. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with the Building Design standards outlined in MMC 22C.020.250 as follows:
 - a. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with MMC 22C.010.290(6), *Building Design – Human-Scale Standards*.
 - b. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with MMC 22C.010.290(7), *Building Design – Architectural Scale*.
 - c. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with MMC 22C.010.290(8), *Building Design – Entrances*.

- d. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with MMC 22C.010.290(9), *Building Design – Details*.
 - e. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with MMC 22C.010.290(10), *Window Design for Residential uses*.
 - f. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with MMC 22C.010.290(11), *Building Materials*.
 - g. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with MMC 22C.010.290(12), *Blank Walls*.
 - h. 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.
6. 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.
 7. The applicant shall submit payment to City of Marysville School District No. 25 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.
 8. In order to mitigate impacts upon the future capacity of the road system, the applicant shall be required to comply with the following conditions in accordance with the Traffic Concurrency Recommendation dated February 25, 2020 (Exhibit 23):
 - a. 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.
 - b. The applicant shall be required to stripe for bike lanes on Cedar Avenue. Roadway improvements, channelization, site access and lighting plans will be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
 9. 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.

These covenants or restrictions shall be reviewed and approved by the Community Development Department prior to recording.

