



## ADMINISTRATIVE SITE PLAN APPROVAL - SALINAS MULTI-FAMILY

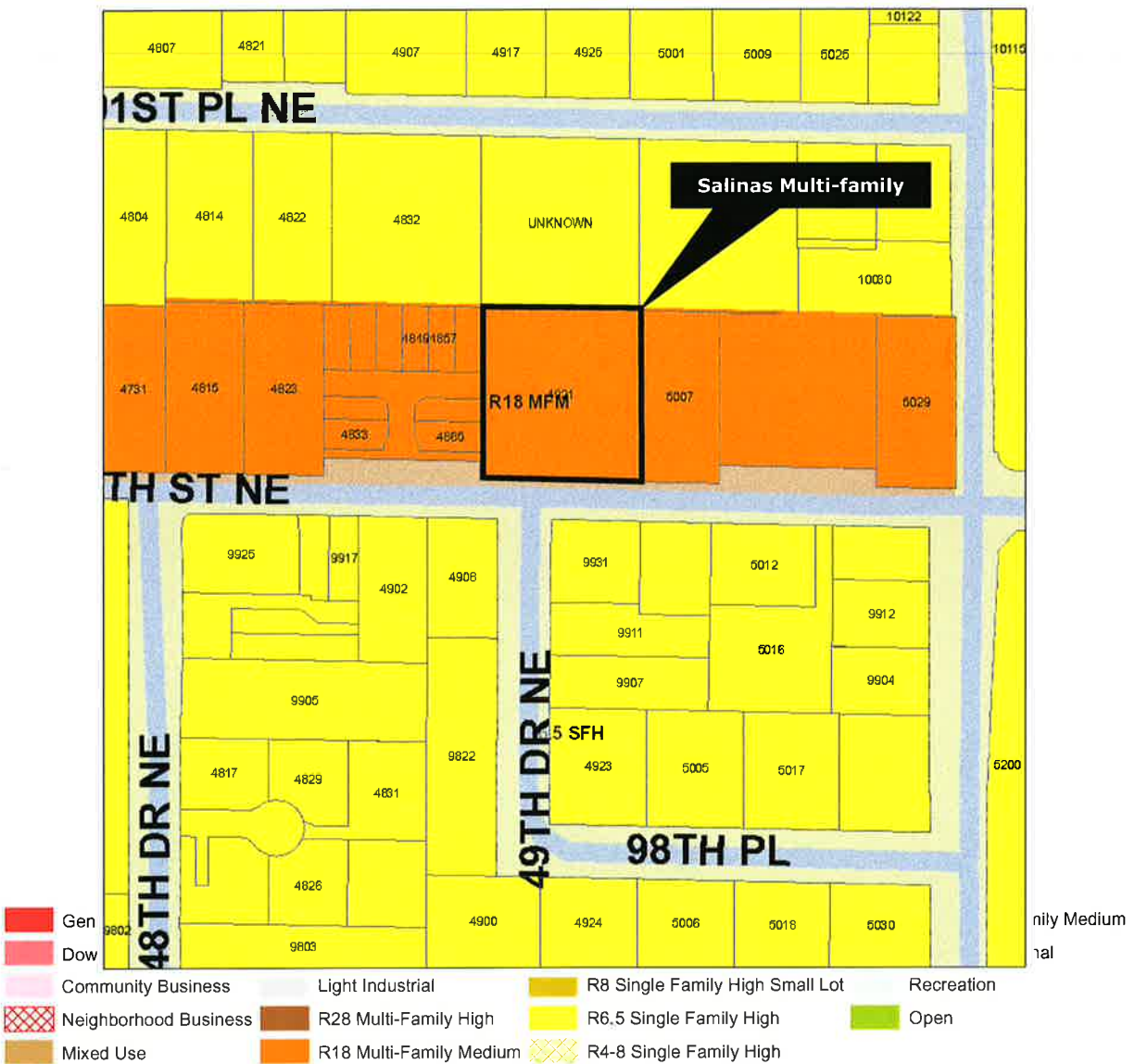
Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270  
 (360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Mon - Fri 7:30 AM - 4:00 PM

PROJECT INFORMATION									
<b>Project Title</b>	Salinas Multi-family			<b>Date of Report</b>	July 31, 2020				
<b>File Number</b>	PA20-032			<b>Attachments</b>	Site plan (Exhibit 23)				
<b>Administrative Recommendation</b>	Approve the multi-family site plan subject to the conditions of approval contained in Section 2.0.								
BACKGROUND SUMMARY									
<b>Owner/Applicant</b>	Alejandro Salinas/ Mark Tapert								
<b>Request</b>	Administrative site plan approval in order to construct a 20-unit multi-family residence.								
<b>SEPA Status</b>	Exempt pursuant to WAC 197-11-800								
<b>Site Address</b>	4921 100 <sup>th</sup> Street NE			<b>APN(s)</b>	30051600109100				
<b>Legal Description (abbreviated)</b>	SEE SITE PLAN			<b>Section</b>	16	<b>Township</b>	30	<b>Range</b>	05
<b>Comprehensive Plan</b>	MFM	<b>Zoning</b>	R-18	<b>Shoreline Environment</b>			N/A		
<b>Water Supply</b>	<b>Current</b>	<b>Proposed</b>		<b>Sewer Supply</b>	<b>Current</b>		<b>Proposed</b>		
	City	City			Septic	City			
<b>Present Use of Property</b>	Two single family residences								
REVIEWING AGENCIES									
<b>Marysville</b>	<b>Local Agencies &amp; Districts</b>			<b>State &amp; Federal</b>		<b>County</b>		<b>Other</b>	
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input checked="" type="checkbox"/> Land Development <input checked="" type="checkbox"/> Parks <input checked="" type="checkbox"/> Planning <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> Public Works	<input type="checkbox"/> Arlington (city) <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input checked="" type="checkbox"/> Frontier <input type="checkbox"/> Lake Stevens (city) <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 checked="" 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 checked="" 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"/> <b>Administrative</b> <input type="checkbox"/> <b>City Council</b> <input type="checkbox"/> <b>Quasi-Judicial</b> <input type="checkbox"/> <b>Planning Commission</b>									
<b>Date of Action</b>	July 31, 2020			<input checked="" type="checkbox"/> <b>Approved</b>		<input type="checkbox"/> <b>Denied</b>		<input type="checkbox"/> <b>Continued</b>	
STAFF									
<b>Name</b> Angela Gemmer <b>Title</b> Senior Planner <b>Phone</b> 360.363.8240 <b>E-mail</b> <a href="mailto:agemmer@marysvillewa.gov">agemmer@marysvillewa.gov</a>									

**SURROUNDING USES**

	<b>Comprehensive Plan</b>	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	Multi-Family, Medium Density	R-18	Two single family residences
<b>North</b>	Single Family, High Density	R-6.5	Single family residences
<b>East</b>	Multi-Family, Medium Density	R-18	Single family residence
<b>South</b>	Single Family, High Density	R-6.5	Duplexes and single family across 100 <sup>th</sup> Street NE right-of-way
<b>West</b>	Multi-Family, Medium Density	R-18	Single family condominium development

**Vicinity Map**



## **1.0 FINDINGS AND CONCLUSIONS**

### **1. Description of Proposal**

The applicant is requesting Administrative Multi-Family Site Plan Approval in order to construct a 20-unit multi-family residence on 0.80 acres, and associated site improvements including, but not limited to, landscaping, parking, open space, and stormwater facilities. In order to achieve seven (7) of the units, the applicant is proposing Residential Density Incentives (RDI) as allowed by Marysville Municipal Code (MMC) Chapter 22C.090 (see Section 12(b) below).

### **2. Project History**

A formal land use application was filed on June 4, 2020, and deemed complete on June 8, 2020. Notice of this application was provided in accordance with MMC Section 22G.010.090, *Notice of development application*. No written comments or phone calls were received as of the date of this report.

### **3. Site Location**

The subject property is located within the City of Marysville, on the north side of 100<sup>th</sup> Street NE at the intersection of 49<sup>th</sup> Drive NE and 100<sup>th</sup> Street NE. The site address is 4921 100<sup>th</sup> Street NE, and the property is identified by Assessor's Parcel Number 30051600109100.

### **4. Site Description**

The site is currently developed with two single family residences. The site is vegetated by lawn, and some trees and shrubs; the topography is generally flat. The United State Department of Agriculture (USDA) Natural Resources Conservation Services (NRCS) has classified the on-site soils as Ragnar fine sandy loam.

### **5. Surrounding Uses**

The subject property is zoned R-18 Multi-Family, Medium Density. Surrounding uses include single family residences to the north and east; single family residences and duplexes to the east; a single family condominium development to the west; and duplexes and single family residences to the south across the 100<sup>th</sup> Street NE right-of-way.

### **6. Critical Areas**

A Critical Areas Reconnaissance prepared by Wetland Resources, Inc. dated February 17, 2020 indicates that there are no on-site critical areas. There are no known critical areas within 800 feet of the subject property.

### **7. Utilities**

There is a 6-inch cast iron (CI) water main, and an 8-inch PVC sanitary sewer main located in 100<sup>th</sup> Street NE. Water and sanitary sewer will be required to be extended into the project to serve the new units. Water, sewer, and surface water capital improvement fees are required for the new dwelling units.

### **8. Stormwater Drainage**

The proposal will be required to be developed in compliance with the Washington State Department of Ecology's 2012 *Stormwater Management Manual for Western Washington* as amended in December 2014. The *Preliminary Drainage Report* prepared by Mark E. Villwock, P.E. dated April 2020, indicates that runoff from the new impervious surfaces will be collected and conveyed to infiltration galleries located underneath the parking

area. Since 100 percent of runoff directed to the infiltration galleries is infiltrated, the galleries can be used for both flow control and water quality treatment.

**9. Access, Circulation, and Frontage Improvements**

Access to the multi-family residence will be via a private drive aisle off of 100<sup>th</sup> Street NE. The drive aisle will be located on the west side of the site to align with the intersection of 100<sup>th</sup> Street NE and 49<sup>th</sup> Drive NE.

**10. Traffic Impacts and Mitigation**

A Traffic Impact Analysis (TIA) was prepared by Gibson Traffic Consultants dated March 2020. According to the TIA, the proposed development would generate approximately 89.92 Average Daily Trips (ADT), 5.72 AM peak hour trips (AMPHT), and 6.82 PM peak hour trips (PMPHT).

The City Engineer reviewed the information on file for the project and issued a written concurrency recommendation dated July 8, 2020 informing the developer of the project's impacts and mitigation obligation pursuant to Chapter 22D.030, *Traffic Impact Fees and Mitigation*. Pursuant to MMC Section 22D.030.070(1)(d), an applicant is required to make a written proposal for mitigation of the impacts to the Public Works Director, based on the concurrency recommendation. The applicant accepted the traffic concurrency recommendation on July 13, 2020. The condition of the concurrency determination is as follows:

- a. In order to mitigate impacts upon the future capacity of the road system, the applicant shall submit payment to the City of Marysville on a proportionate share cost of the future capacity improvements for the development as set forth in MMC 22D.030.070(3). Utilizing Multi-Family Mid-Rise (Land Use Category 221) outlined in the *Institute of Transportation Engineers Trip Generation Manual*, 10<sup>th</sup> Edition, 0.44 PM peak hour trips are generated during the weekday PM peak hour. Therefore, traffic mitigation in the amount of \$10,332.00 will be required to be paid prior to building permit issuance per the following calculation: Calculation step 1: (0.44 PM peak hour trips per multi-family residence x 20 multi-family units) = 8.8 PM peak hour trips. Calculation step 2: (8.8 PM peak hour trips - 2 PM peak hour trip for the existing SFRs) x (\$6,300.00 per each PM peak hour trip) = \$42,840.00.
- b. The applicant shall be required to construct frontage improvements along the property's 100<sup>th</sup> Street NE frontage consistent with Engineering Design and Development Standards (EDDS) Standard Plan 3-201-004.
- c. The applicant shall be required to dedicate 15-feet of right-of-way along the project's 100<sup>th</sup> Street NE frontage. Said right-of-way shall be dedicated to the City prior to final building inspections being granted for the project.

**11. Agency Review**

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

- a. *Snohomish County Public Utility District No. 1*: No comments received.
- b. *Tulalip Tribes*: No comments received.
- c. *Stillaguamish Tribes*: No comments received.
- d. *Marysville Fire District*: In a memo dated June 29, 2002, the Fire District provided the following comments related to fire code compliance for this project:
  - The apartment building will require an NFPA 13R type fire sprinkler system.

- Fire marshal approval of fire access and fire hydrant/water supply systems is required and will be part of the civil construction plan review and approval process for this project. It is the developer's responsibility to see that adequate water for fire protection is attainable. The minimum required fire flow is determined using International Fire Code (IFC), Appendix B, and depends upon building sizes, construction types, and sprinkler systems. Proof of fire flow will be required. Documentation/certification of available water supplies for providing the required fire flows is required for final approval of the water system for this project and prior to building construction.
- The minimum required fire flow for hydrants protecting MF buildings is 1,500 gpm (with 20-psi minimum residual pressure). The estimated fire flow required at the site for building fire protection is 1,625 gpm.
- The existing 546 foot fire hydrant spacing along the 100<sup>th</sup> Street NE roadway is not adequate for the multi-family use proposed. Maximum hydrant spacing for multi-family use is 300 feet apart. The proposed hydrant onsite at the drive aisle entrance appears adequate for hydrants along the frontage.
- Fire hydrants shall comply with City Water Design Standard, 2-060 *Hydrants*, including 5-inch Storz fittings, with blue reflective hydrant markers to be provided in the roadways, located four inches off the centerline on the hydrant side of the road.
- Access planned appears inadequate for aerial fire apparatus access. A minimum 26 foot wide fire apparatus access roadway is required in the immediate vicinity of any building more than 30 feet in height for ladder truck operations, *with the near edge of the access located within 15 to 30 feet of the building, positioned parallel to one entire side of the building* (MMC 9.04.503.1.4). A maximum 30 foot distance from the entire west side of the building is required.
- A turnaround provision does not appear to be required, as the required fire access length along the drive aisle appears to be less than 150 feet long.
- Access for firefighting operations along all sides of all buildings is required. The 15 foot wide access shown along the building back side is adequate, minimum 10 foot access is needed for fire ground operations. Access walkways to all exterior doors and openings shall be provided. All parts of the building exterior should be accessible for firefighting by an approved route around the building, and be within 150' of fire apparatus access. If back yards are cross-fenced then emergency access shall be provided through the back sides.
- Proposed building will require approved fire sprinkler and alarm systems appropriate for the proposed occupancy types. IBC townhomes must use a NFPA 13-R sprinkler system design. IBC buildings with NFPA 13-R sprinkler systems require a riser room separated by fire resistive construction, and a fire department connection (FDC) in an approved location away from the building near a fire hydrant (FDCs to be within three to 10 feet from hydrants). A location in the sprinkler riser room is required for the DCDA backflow prevention for the fire sprinkler system on NFPA 13-R type systems (not in a vault). The location of fire hydrants and FDCs requires approval on civil plans. Plans for underground fire sprinkler piping shall be shown on civil construction water plans, and submitted for fire marshal review and approval.
- Fire extinguishers are required in approved locations- minimum 2A-10B-C UL rated.

- If vehicle impact protection is deemed required for protection of any equipment it shall comply with IFC Section 312. Guard posts (bollards) are typically required for protection of gas piping, electrical equipment, fire protection piping and hydrants located where they could be subject to vehicle damage.

The Fire District’s comments are to be addressed during civil construction plan or building permit review as applicable.

**12. Application Review**

MMC Section 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 residences are permitted outright in the R-18 zone. The proposed project meets the allowable density and dimensional standards of the R-18 zone.

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

Staff Comment: The base density permitted in the R-18 zone is 18 dwelling units per acre. The maximum density in the R-18 zone is 27 dwelling units per acre through the application of the residential density incentive provisions set forth Chapter 22C.090 MMC. The applicant is proposing 20 multi-family units on a 0.74 net acre site (0.74 net acres x 27 units per acre = 19.98 which rounds to 20 units permitted) which complies with the allowable density for the R-18 zone.

The applicant is proposing the following RDI provisions outlined in MMC Section 22C.090.030(4) in order increase the base density by seven (7) units:

Incentive 3(a), *Community Image and Identity*, which allows one bonus unit per \$15,000 contribution towards an identified capital improvement project. The applicant proposes three (3) bonus units with this RDI (\$45,000 contribution/1 bonus unit per \$15,000 = 3 bonus units).

Incentive 10(a), *Pedestrian Connections and Walkability*, which allows one bonus unit per \$15,000 contribution towards construction of an identified pedestrian/bicycle deficiency (per city of Marysville improvement plan). The applicant proposes four (4) bonus units with this RDI (\$60,000 contribution/1 bonus unit per \$15,000 = 4 bonus units).

A total of seven (7) RDI bonus units are earned. With 20 dwelling units proposed (13 base density + 7 RDI bonus units), the applicant complies with the maximum allowed density of 27 units per acre in the R-18 zone.

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

Staff Comment: The Comprehensive Plan designation for the subject property is Multi-Family, Medium Density. There are adequate water, sewer, and other public facilities to serve the proposed development. 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 Policies

*Policies:* LU-9, LU-11  
Residential Land Use Policies  
*Policies:* LU-46, LU-50

**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-38

**TRANSPORTATION ELEMENT**

Mobility Options  
*Policies:* T-25, T-26  
Sustainable Transportation Systems and the Environment  
*Policies:* T-34  
Level of Service Standards and Concurrency  
*Policies:* T-41

**UTILITIES ELEMENT**

*Policies:* UT-3, UT-5, UT-8, UT-10

**PUBLIC FACILITIES & SERVICES ELEMENT**

Police, Fire, Library  
*Policies:* PS-1, PS-3, PS-9, PS-10, PS-11  
Water, Sewer, Storm Drainage, Solid Waste  
*Policies:* PF-1, PF-2, PF-7, PF-9, PF-23

d. Development Standards.

Staff Comment: The project site is currently zoned R-18 Multi-Family, Medium Density. The R-18 zone is a medium density multiple-family residential zone. The major types of new housing development will be attached and detached single-family residential, duplexes, apartments and condominiums. The base density is 18 units per acre; the maximum is limited to 27 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, complies with all of the applicable design and development standards outlined in Title 22 – *Unified Development Code*.

**13. In House Days**

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 this application was made 33 in-house days from the date of completeness.

**14. Conclusion**

The proposed development, as conditioned herein, will make appropriate provisions for the public use and interest, health, safety, and general welfare.

## 2.0 DECISION

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 **Administrative Multi-Family Site Plan Approval** for Salinas Multi-family subject to the following conditions:

1. The site plan date stamped July 13, 2020 is the approved site layout (Exhibit 23).
2. The applicant shall pay \$42,840.00 in traffic mitigation fees to the City of Marysville in accordance with MMC Chapter 22D.030 in order to mitigate the project's impacts to the City road system. Said fees will be required to be paid prior to building permit issuance.
3. The applicant shall submit payment to Marysville School District No. 25 for school impacts caused by the development in accordance with MMC Chapter 22D.040, *School Impact Fees and Mitigation*. School mitigation fees will be based on the fee schedules in effect at the time an individual building permit application is accepted by the City, and will be required to be paid prior to building permit issuance unless deferred until a time preceding final building inspections being granted.
4. The applicant shall submit payment to the City of Marysville for park impacts caused by the development in accordance with MMC Chapter 22D.020, *Parks, Recreation, Open Space and Trail Impact Fees and Mitigation*. Park mitigation fees will be based on the fee schedules in effect at the time an individual building permit application is accepted by the City, and will be required to be paid prior to building permit issuance unless deferred until a time preceding final building inspections being granted.
5. The applicant shall be required to contribute \$15,000 per bonus unit in accordance with MMC 22C.090.030(4), Residential Density Incentive (RDI) Benefits 3(a) and 10(a). The RDI bonus unit payment shall be made to the City of Marysville prior to building permit issuance.
6. Prior to building permit issuance, the applicant shall submit revised building elevations which demonstrate compliance with MMC Section 22C.010.290, *Site and building design standards*.
7. All mechanical equipment shall be organized, proportioned, detailed, screened, landscaped, 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.
8. 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 the building.
9. Adequate access for firefighting operations along the east side of the building, along with approved access walkways to all exterior doors and openings shall be provided, or as otherwise approved by the Marysville Fire District.
10. Appropriate lighting levels shall be provided in all areas used by pedestrians or automobiles, including building entries, walkways, parking areas, circulation areas, and other open space areas, in order to ensure safety and security; enhance and encourage evening activities; and provide a distinctive character to the area. A lighting plan which identifies lighting equipment, locations and standards, and implements the design standards set forth in MMC Sections 22C.010.290(4)(c) and 22C.130.050(3)(d) shall be submitted for review and approval prior to civil construction plan approval, and implemented prior to final building inspections being granted.



11. Prior to final building inspections being granted, a certified arborist shall be required to assess the significant trees which are proposed for retention and make a recommendation regarding treatment of the treed area.
12. The Department of Archaeology and Historic Preservation's (DAHP) Inadvertent Discovery Plan shall be followed during site construction. If at any time during construction archaeological resources are observed on the project site, work shall be temporarily suspended at the location of discovery and a professional archaeologist shall document and assess the discovery. The DAHP and all concerned tribes shall be contacted for any issues involving Native American sites. If project activities expose human remains, either in the form of burials or isolated bones or teeth, or other mortuary items, work in that area shall be stopped immediately. Local law enforcement, DAHP, and affected tribes shall be immediately contacted. No additional excavation may be undertaken until a process has been agreed upon by these parties, and no exposed human remains should be left unattended.

**Prepared by:** *Angela*

**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:** July 31, 2020  
*Chris Holland, Planning Manager for  
Jeff Thomas, 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.