



ADMINISTRATIVE SITE PLAN APPROVAL - SOPER HILL TOWNHOMES

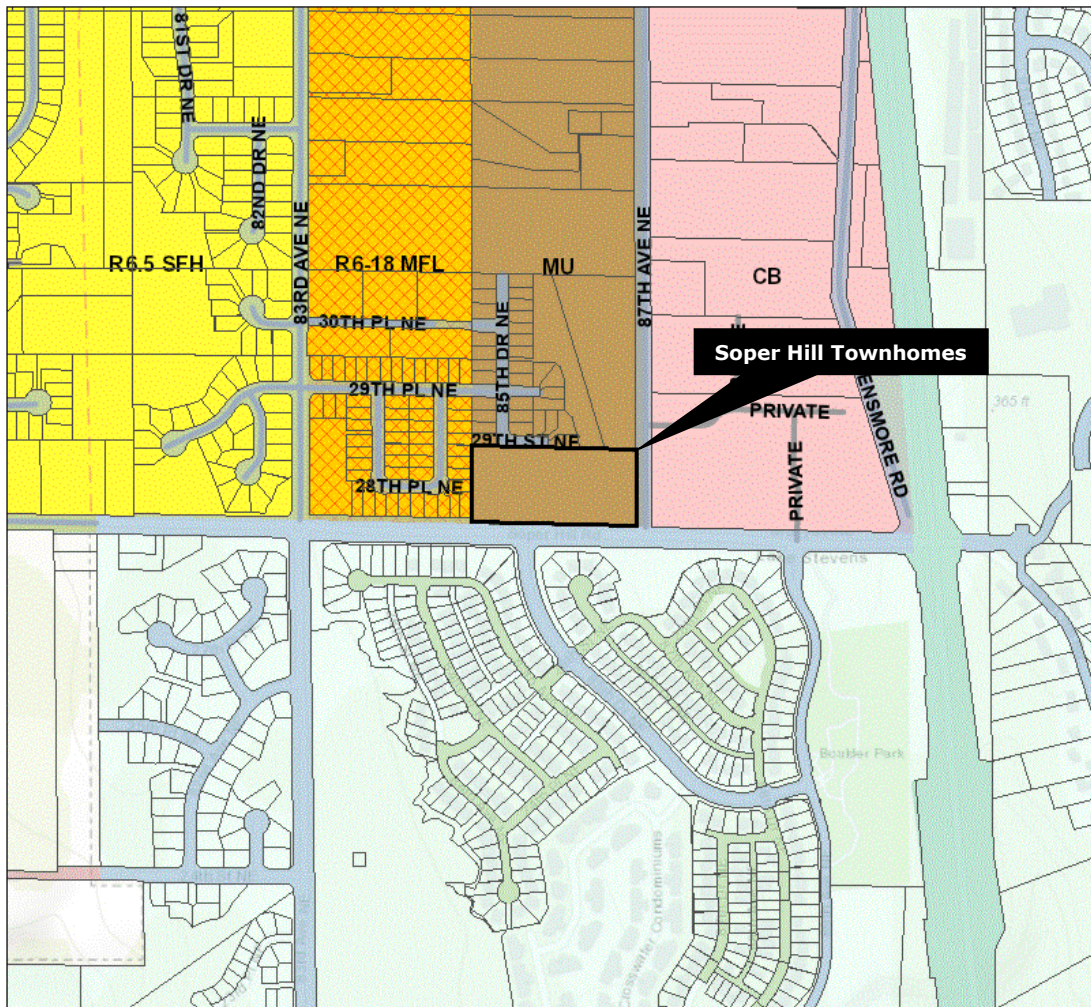
Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270
 (360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Mon - Fri 7:30 AM - 4:00 PM

PROJECT INFORMATION										
Project Title	Soper Hill Townhomes			Date of Report	October 29, 2021					
File Number	PA21-025			Attachments	Site plan (Exhibit 29) and SEPA MDNS (Exhibit 33)					
Administrative Recommendation	Approve the townhouse site plan subject to the conditions of approval contained in Section 2.0.									
BACKGROUND SUMMARY										
Owner/Applicant	CPD Marysville, LLC									
Request	Administrative site plan approval in order to construct a 49-unit townhouse project consisting of seven buildings and associated site improvements.									
SEPA Status	A SEPA MDNS was issued on September 24, 2021. The appeal period expired October 11, 2021; no appeals were filed.									
Site Address	8609 Soper Hill Road			APN(s)	00590700031700					
Legal Description (abbreviated)	See site plan for legal description			Section	01	Township	29	Range	05	
Comprehensive Plan	MU-WR	Zoning	MU-WR	Shoreline Environment			N/A			
Water Supply	Current		Proposed		Sewer Supply	Current		Proposed		
	City		City			Septic		City		
Present Use of Property	Two single family residences.									
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 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"/> Lake Stevens (city) <input checked="" type="checkbox"/> Lake Stevens SD 4 <input type="checkbox"/> Marysville SD 25 <input checked="" type="checkbox"/> PUD No. 1 <input checked="" type="checkbox"/> Ziplly			<input type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input checked="" type="checkbox"/> DAHP <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"/> Administrative <input type="checkbox"/> City Council <input type="checkbox"/> Quasi-Judicial <input type="checkbox"/> Planning Commission										
Date of Action	October 29, 2021			<input checked="" type="checkbox"/> Approved		<input type="checkbox"/> Denied		<input type="checkbox"/> Continued		
STAFF										
Name Angela Gemmer	Title Senior Planner	Phone 360.363.8240	E-mail agemmer@marysvillewa.gov							

SURROUNDING USES

	Comprehensive Plan	Zoning	Land Use
Site	Mixed Use – Whiskey Ridge	MU-WR	Two single family residences on acreage
North	Mixed Use – Whiskey Ridge	MU-WR	Firerock Apartments (PA20-048 – under construction)
East	Community Business – Whiskey Ridge	CB-WR	White Barn Medical (PA20-049 – under construction) across 87 th Avenue NE
South	N/A	N/A	Crosswater Condominiums located across Soper Hill Road in City of Lake Stevens
West	Whiskey Ridge – Multi-family Medium Density	WR-R-6-18	Single family subdivision

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. Description of Proposal

The applicant is requesting Administrative Site Plan Approval in order to construct a 49-unit townhouse project consisting of seven buildings on 4.05 net acres (4.38 gross acres), and associated site improvements including, but not limited to, landscaping, parking, open space, and stormwater facilities.

2. Project History

A formal land use application was filed on May 20, 2021, and deemed complete on May 27, 2021. Notice of this application was provided in accordance with MMC Section 22G.010.090, *Notice of development application*.

3. Site Location

The subject property is located within the City of Marysville, at the northwest corner of the intersection of Soper Hill Road and 87th Avenue NE. The site address is 8609 Soper Hill Road, and the property is identified by Assessor’s Parcel Number (APN) 00590700031700.

4. Site Description

The site is currently developed with two single family residences and several small outbuildings on the southcentral portion of the site. The western two-thirds of the site is vegetated with lawn, ornamental trees and shrubs, and scattered mature coniferous trees. The eastern third of the site is vegetated with dense brush and scattered mature deciduous and coniferous trees. Site topography is characterized by a subtle, northwest-oriented ridge that crosses the central portion of the site. Surface gradients on the western side of the ridge sloping down to the west-southwest at inclinations of about 5 to 6 percent. Surface gradients on the east side of the ridge slope down about 2 to 4 feet at an inclination of about 13 percent to a linear, depressional wetland that generally parallels the ridge. Surface gradients on the east side of the wetland generally slope up to 87th Avenue NE at inclinations of about 18 to 19 percent. The United States Department of Agriculture (USDA) Natural Resources Conservation Services (NRCS) has classified the on-site soils as Tokul gravelly loam.

5. Surrounding Uses

The subject property is zoned Mixed Use – Whiskey Ridge (MU-WR). Surrounding uses include a single family subdivision to the west and north; Firerock Apartments (PA20-048) which is under construction on land to the north; Crosswater Condominiums to the south across Soper Hill Road; and the White Barn Medical project (PA20-049) which is under construction on land to the east across 87th Avenue NE.

6. Critical Areas

A Critical Areas Report and Conceptual Mitigation Plan prepared by Talasaea Consultants, Inc. dated May 18, 2021 and revised July 26, 2021, identifies one wetland on the eastern portion of the site (Wetland A), one wetland off-site to the southeast (Wetland B), and one unregulated drainage ditch along the southern property line within the Soper Hill Road right-of-way. Wetland A is an approximately 14,649 sf (0.34-acre) linear, depressional wetland that extends north onto the adjacent property. Wetland A drains towards Wetland B through a culvert under Soper Hill Road.

Wetland A is classified as a Category III wetland which requires a 75-foot protective buffer pursuant to MMC Section 22E.010.100(4). The applicant is proposing buffer reduction for Wetland A due to site constraints. Since Wetland A has a habitat score of

three points, a 25 percent buffer reduction is permitted pursuant to MMC Section 22E.010.100(5)(b). The project's biologist has demonstrated compliance with the mitigation sequencing set forth in MMC Section 22E.010.110, and the buffer reduction criteria set forth in MMC Section 22E.010.100(5)(b)(i)-(iii)&(v); therefore, the buffer may be reduced to 56.25 feet. A 15-foot structure setback from the edge of the wetland buffer will be required pursuant to MMC Section 22E.010.380.

MMC Section 22E.010.100(3) requires degraded buffer areas to be enhanced. The applicant is proposing to enhance 32,737 square feet of reduced buffer and portions of Wetland A. Enhancement along the east side of the property adjacent to 87th Avenue NE is also proposed. Non-native species will be removed from the wetland and buffer; native trees and shrubs will be planted in buffer areas; and native emergent vegetation will be planted in the wetland. Maintenance and monitoring will be provided consistent with MMC Section 22E.010.160.

7. Utilities

Water – There is a 12-inch water main within Soper Hill Road and an 8-inch water main within 87th Avenue NE. No water main extensions within the project's frontages are required.

Sewer – There is a 12-inch sanitary sewer main within Soper Hill Road. Sanitary sewer must be extended along the project's 87th Avenue NE frontage.

Storm – Stormwater management must be provided for the widened sections of Soper Hill Road and 87th Avenue NE.

Water, sewer, and surface water capital improvement fees are required for the project.

8. Stormwater Drainage

The *Preliminary Technical Information Report* prepared by Karen E. Harris, P.E., dated May 17, 2021, and revised September 3 and October 15, 2021, indicates that in order to provide flow control and water quality measures, the project proposes to use limited infiltration in the driveways, under the detention system, and in roadside bioinfiltration swales or infiltration trenches. Water quality treatment will be provided with underground vaults to provide enhanced basic treatment, and/or through biomedial soil to provide treatment prior to infiltration. Remaining detention will be provided in an 8' diameter detention pipe under the access road. According to the Geotechnical Report prepared by Terra Associates, Inc. dated April 19, 2021, limited infiltration using Low Impact Development (LID) techniques is feasible. Prior to civil construction plan approval, compliance with the Washington State Department of Ecology's 2012 *Stormwater Management Manual for Western Washington* as amended in December 2014, shall be demonstrated.

9. Access, Circulation, and Frontage Improvements

The townhouses will have a single access point which aligns with the existing intersection of Soper Hill Road and 85th Avenue NE. The access ties into a private drive aisle that loops through the site. Frontage improvements will be constructed along 87th Avenue NE and Soper Hill Road as described in Section 10 below.

10. Traffic Impacts and Mitigation

A Traffic Impact Analysis (TIA) was prepared by TENW dated May 18, 2021. According to the TIA, and the City Engineer's *Engineering Administrative Decision* dated December

17, 2020, the proposed development would generate approximately 36.22 net new PM peak hour trips (PMPHT).

The City Engineer reviewed the information on file for the project and issued a written concurrency recommendation dated July 22, 2021 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 26, 2021. The conditions of the concurrency determination are as follows:

- 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 for the development as set forth in MMC 22D.030.070(3). Traffic impact fees shall be vested at a rate of \$6,300.00 per new PM peak hour trip (PMPHT). The estimated impact fee is \$228,186.00. Calculation step 1: (49 units x 0.78 PMPHT per unit = 38.22 PMPHT). Calculation step 2: (38.22 PMPHT – 2 PMPHT for existing SFRs) x (\$6,300.00 per each PM peak hour trip) = \$228,186.00.
- b. The applicant shall be required to construct frontage improvements along the property's 87th Avenue NE frontage consistent with City of Marysville Engineering Design and Development Standards (EDDS). Said improvements shall include construction of the approach to the future roundabout at Soper Hill Road and 87th Avenue NE to a point where said improvements would not be required to be removed and reconstructed with future roundabout construction.
- c. The applicant shall be required to dedicate the necessary right-of-way on 87th Avenue NE to enable build-out of 87th Avenue NE consistent with EDDS standards; the estimated right-of-way dedication necessary for these improvements is five feet.
- d. The applicant shall be required to dedicate the necessary right-of-way at the intersection of Soper Hill Road and 87th Avenue NE to enable future construction of the roundabout by others.
- e. The applicant shall be required to construct frontage improvements along the property's Soper Hill Road frontage consistent with the *Lake Stevens-Marysville Interlocal Agreement*.
- f. The applicant shall be required to dedicate to the City of Lake Stevens the necessary right-of-way along the property's Soper Hill Road frontage to enable build-out of Soper Hill Road consistent with the *Lake Stevens-Marysville Interlocal Agreement*.
- g. The development shall pay proportionate share impact fees towards the construction of a compact roundabout at the intersection of Soper Hill Road and 87th Avenue for the PM peak hour trips (PMPHT) from the project which travel through that intersection. The project is anticipated to impact the intersection of Soper Hill Road and 87th Avenue with a total of 23 PM peak hour trips; therefore, a total of \$39,100.00 (23 PM peak hour trips x \$1,700.00 per trip) in impact fees will be required to be paid to mitigate for these impacts.

11. **Park Impacts**

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. **School Impacts**

Pursuant to [MMC Chapter 22D.040](#), the applicant shall mitigate school impacts through the payment of the school impact fee in effect at the time of building permit issuance.

13. **SEPA**

A State Environmental Policy Act (SEPA) Mitigated Determination of Non-Significance (MDNS) was issued on September 24, 2021 (Exhibit 33). The appeal period expired October 11, 2021; no comments or appeals were received on the MDNS.

14. **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. *City of Lake Stevens*: Melissa Place, Senior Planner, provided comments in a letter dated June 10, 2021 (see Exhibit 18) which are as follows:
 - The Soper Hill Road right-of-way (ROW) is located within the City of Lake Stevens city limits. As such, any proposed development within the ROW requires a separate civil plan review submittal and approval and a ROW permit from the City of Lake Stevens. The applicant shall submit applications to the City of Lake Stevens prior to beginning construction within the ROW.
 - The civil plans indicate a 20-foot-wide dedication to the Soper Hill Road ROW and the proposed frontage improvements include a 12-foot-wide sidewalk with retention of the existing ditch and curb/gutter. Frontage improvements along Soper Hill Road shall be as per the Soper Hill Road ILA executed between the City of Marysville and the City of Lake Stevens. This calls for two eleven foot travel lanes and a 12-foot-wide center turn lane, a 12-foot-wide shared use path and a road buffer accommodating variable width planters. The applicant's plans (including civil, site, and landscape) need to reflect the biofiltration swale consistently across all plan sets and maintenance of the swale shall be the responsibility of the townhome association. The City of Lake Stevens suggests that the pathway meander and tie into the recently developed ROW directly to the west for consistency.
 - Please update the road sections for Soper Hill Road on the civils to match our EDDS. Please contact Erik Mangold at Lake Stevens for further clarification.

Staff Response: Melissa Place, Senior Planner, with the City of Lake Stevens provided a follow-up email dated August 17, 2021 after review of the second site plan submittal. The email indicates that "it appears that all of our previous comments have been addressed in the resubmitted plans." City of Marysville and City of Lake Stevens staff will review the required road improvements further during civil construction plan and right-of-way permit submittals.

- e. *Marysville Fire District*: In an email dated May 28, 2021, David Van Beek, Assistant Fire Marshal, indicated that there are "no serious fire concerns, may need one more hydrant where the entry road tees left and right."

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

15. **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.020.060, townhouses are permitted outright in the Mixed Use – Whiskey Ridge (MU-WR) zone. The proposed project meets the allowable density and dimensional standards of the MU-WR zone.

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

Staff Comment: The base density permitted in the MU-WR zone is 12 dwelling units per acre. The maximum density in the MU-WR zone is 18 dwelling units per acre through the application of the residential density incentive provisions set forth Chapter 22C.090 MMC.

The proposed development is proposing a density of 12.1 dwelling units per acre (49 dwelling units per net acre/4.05 net acres) which complies with the density allowance outlined in MMC 22C.020.080(2).

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

Staff Comment: The Comprehensive Plan designation for the subject property is Mixed Use – Whiskey Ridge. 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

Mixed Use Land Use Policies

Policies: LU-149, LU-155

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 Mixed Use – Whiskey Ridge (MU-WR). The purpose of the MU-WR zone is to provide for pedestrian- and transit-oriented high-density employment uses together with limited complementary retail and higher density residential development in locations within activity centers where the full range of commercial activities is not desirable. The base density is 12 units per acre; the maximum density is 18 units per acre subject to the application of the residential density incentive requirements set forth in Chapter 22C.090 MMC.

After review of the application materials, site plan and information on file with the City, it has been determined that the proposed townhouse site plan, as conditioned herein, complies with all of the applicable design and development standards outlined in Title 22 – *Unified Development Code*.

16. **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 50 in-house days from the date of completeness.

17. **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 Site Plan Approval** for the Soper Hill Townhomes subject to the following conditions:

1. The site plan received August 2, 2021 is the approved site layout (Exhibit 29).
2. The applicant shall submit payment to Lake Stevens School District No. 4 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.
3. 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.
4. Prior to civil construction plan approval, a final landscaping plan complying with the standards set forth in the East Sunnyside/Whiskey Ridge Design Standards and Guidelines, Chapter 22C.120 MMC, Landscaping and Screening, and MMC Section 22C.010.290, Site and building design standards, shall be submitted for review and

approval. The landscape plans shall show the revised landscape entry feature location and plantings.

5. Prior to civil construction plan approval, a lighting site plan shall be submitted which identifies lighting equipment, locations and standards, and implements the following design standards as required by the *East Sunnyside/Whiskey Ridge Design Standards and Guidelines*, Section D.3.1 Lighting Standards and Guidelines. 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.

New developments shall provide site lighting that meets the following design criteria through implementing measures such as:

- a. All public areas shall be lighted with average minimum and maximum levels as follows:
 - Minimum (for low or non-pedestrian and vehicular traffic areas) of 0.5 foot candles;
 - Moderate (for moderate or high volume pedestrian areas) of 1-2 foot candles; and
 - Maximum (for high volume pedestrian areas and building entries) of 4 foot candles.
- b. Lighting shall be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.
- c. Parking lot lighting fixtures shall be non-glare and mounted no more than 25 feet above the ground, with lower fixtures preferable so as to maintain a *human scale*. Requests for higher lighting fixtures may be considered with the approval of the *Director*. All fixtures over 15 feet in height shall be fitted with a full cut-off shield.
- d. Pedestrian-scaled lighting (light fixtures no taller than 15 feet) is encouraged in areas with high anticipated pedestrian activity. Lighting shall enable pedestrians to identify a face 45 feet away in order to promote safety.
- e. Lighting should not be permitted to trespass onto adjacent private parcels nor shall light source (luminaire) be visible at the property line. All building lights shall be directed onto the building itself and/or the ground immediately adjacent to it. The light emissions should not be visible above the roofline of the building. Light fixtures other than traditional cobra heads are encouraged.

6. Prior to building permit issuance, the applicant shall demonstrate compliance with the *East Sunnyside/Whiskey Ridge Design Standards and Guidelines* for both the site and building elevations. In lieu of strict compliance with the *Maximum Facade Width* requirements outlined in Section E2.6, siding and other design treatments that provide individual identity to the separate townhouse units will need to be provided.

7. The site shall be subject to the following standards set forth in the *East Sunnyside/Whiskey Ridge Design Standards and Guidelines*, Section F.21, Maximum Wall Height Along Public Streets or Sidewalks, which requires that:

- a. The maximum height of solid (more than 50% opaque) free-standing walls, fences, or hedges in any front yard or other location between the street and the façade shall be 3-1/2 feet unless a taller wall is required, per the *Director*, to mitigate significant noise and traffic.

- b. The maximum height of any decorative wall or fence which allows visibility (no more than 50% opaque), such as a wrought iron or split rail fences, shall be 6 feet. Such fences shall be set back from the sidewalk at least 3 feet to allow for landscaping elements to soften the view of the fence.
8. Prior to final building inspections being granted, private covenants shall be recorded with the Snohomish County Auditor's Office that:
- a. Restrict storage and other uses that prevent the garage being used for parking;
 - b. Ensure that the drive aisle is not used for parking; and
 - c. Provide maintenance provisions for common open space areas.
- Said covenants shall be submitted for review and approval prior to recording. Said covenants shall be recorded with the Snohomish County Auditor's Office, and a conformed copy provided to the City, prior to final building inspections being granted.
9. The project is subject to the eighteen (18) mitigation measures outlined in the SEPA Mitigated Determination of Non-Significance issued on September 24, 2021 (Exhibit 33).

Prepared by: *Angela*

Reviewed by: *Chris*

This **Administrative Site Plan Approval** is issued under MMC Section 22G.010.150(h). Administrative decisions may be appealed to the Hearing Examiner in accordance with MMC 22G.010 – Article VIII, Appeals. Appeals must be filed within fourteen (14) calendar days of the date of Administrative Site Plan Approval.

Signature:  **Date:** October 29, 2021
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.

SOPER HILL TOWNHOMES

8609 SOPER HILL ROAD, MARYSVILLE, WA

SITE PLAN REVIEW SUBMITTAL

S.A.B. Architecture LLC
 206.310.7770
 17030 174th Ave NE
 Woodinville, WA 98072
 stephen.bourne@comcast.net

PROJECT INFORMATION

EXISTING SITE ADDRESS: 8609 SOPER HILL ROAD, MARYSVILLE, WA 98270
 PARCEL NUMBER: 00590700031700
 LEGAL DESCRIPTION: TRACT 317, SUNNYSIDE FIVE ACRE TRACTS, VOL. 7, PG. 19
 ZONING DISTRICT: MU (MIXED USE)
 PLAN AREA: E. SUNNYSIDE/WHISKEY RIDGE
 SITE AREA*: 190.675± S.F. (4.38± AC.)
 WATER: CITY OF MARYSVILLE
 SEWER: CITY OF MARYSVILLE

PROPOSED BUILDINGS:

OCCUPANCY/USE: TOWNHOME (IRC)
 NO. OF BLDGS: 7
 TOTAL BLDG AREA: 94,554 GSF
 TOTAL LIVING AREA: 70,601 NSF
 MAX. BLDG HEIGHT: 24' 2-STORIES
 SETBACKS: AS SHOWN
 CONSTR. TYPE: V-B
 TOTAL UNITS: 49
 ALL BUILDINGS FULLY SPRINKLED PER NFPA CH 13D
 ELECTRIC WALL HEATERS & DUCTLESS HEAT PUMP
 NATURAL GAS
 ELECTRIC
 HEAT SOURCE:
 HOT WATER HEATER: RANGE:

DEVELOPER

CPD MARYSVILLE, LLC
 15115 NE 67TH PLACE
 REDMOND, WA 98052
 CONTACT: JOE STROBELLE
 (844) 622-5556

CIVIL ENGINEER

BARGHAUSEN CONSULTING ENG.
 18215 72ND AVE SOUTH
 KENT, WA 98032
 (425) 251-6222
 CONTACT: JASON HUBBELL

ARCHITECT OF RECORD

SAB ARCHITECTURE LLC
 17030 174th Ave NE
 WOODINVILLE, WA 98072
 (206) 310-7770
 CONTACT: STEPHEN BOURNE
 WA LICENSE: 7219

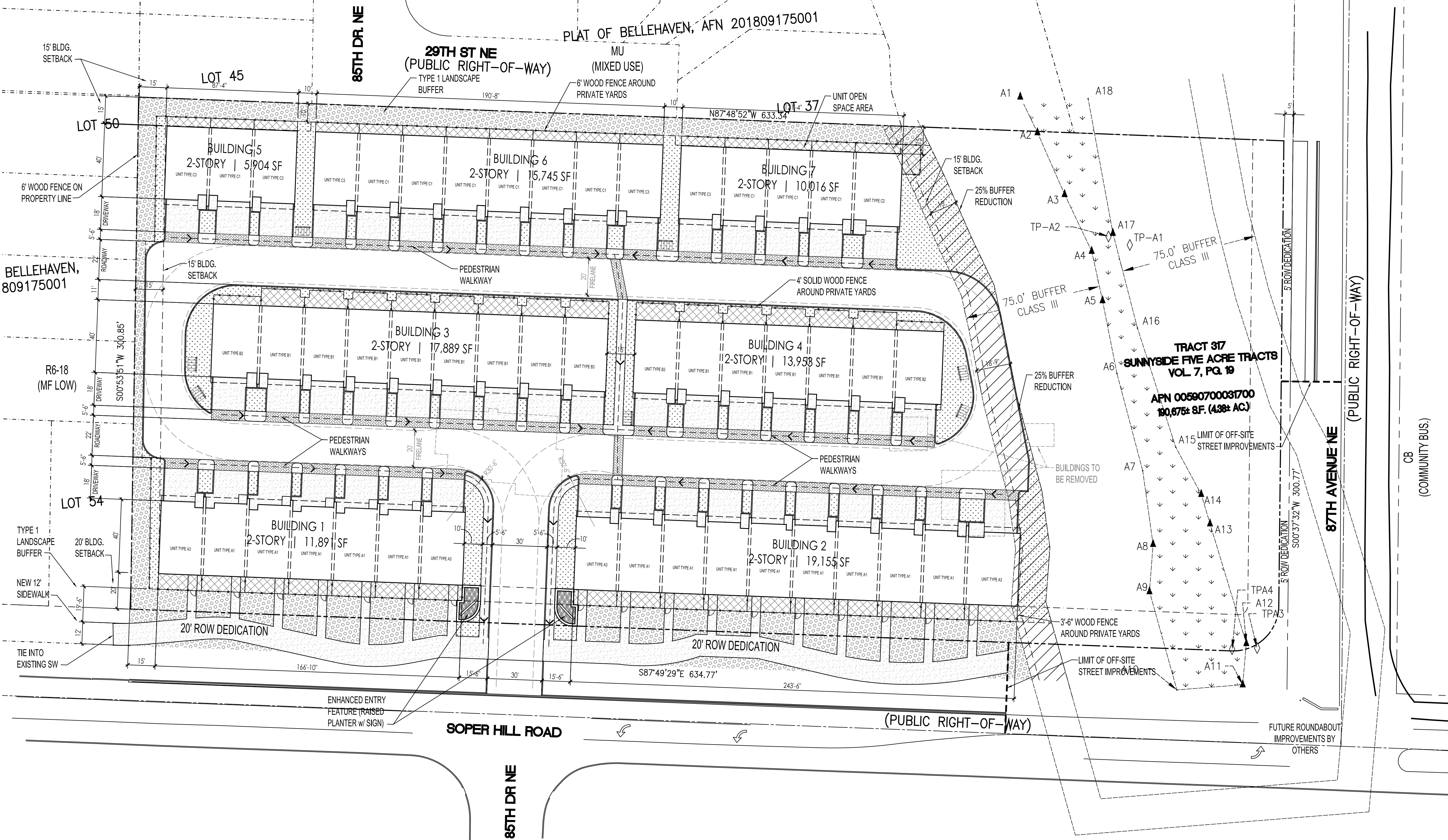
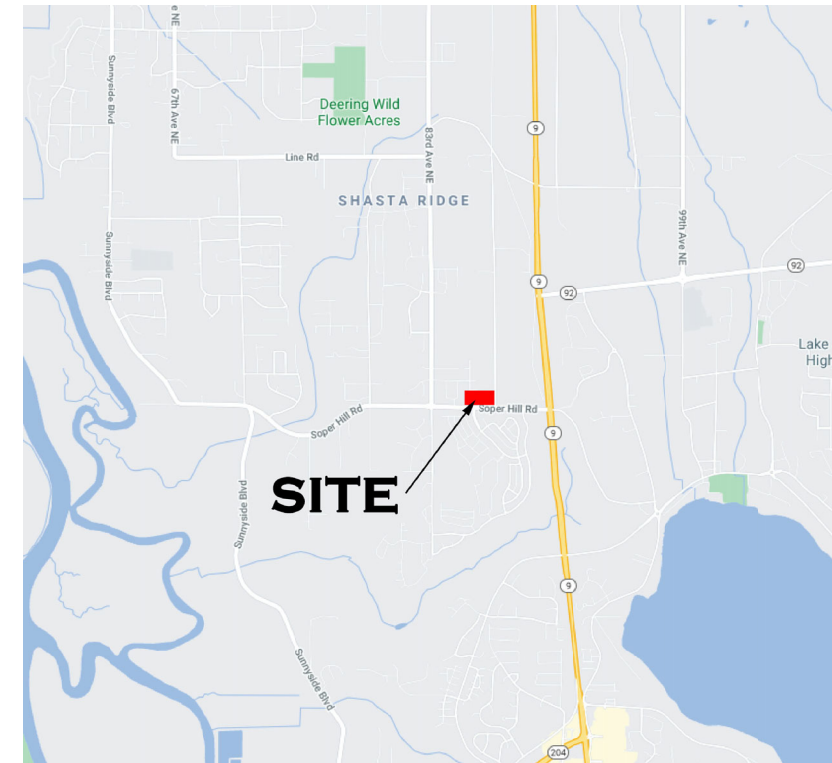
		Building 1		Subtotals		Building 2		Subtotals		Building 3		Subtotals		Building 4		Subtotals		Building 5		Subtotals		Building 6		Subtotals		Building 7		Subtotals		Totals	
Unit Type		A1	A3			A1	A2	A3		B1	B2	B3		B1	B2	B3		C1	C3			C1	C3			C1	C2	C3			
Unit Count		5	2		7	8	1	1	10	7	1	1		5	1	1		1	2			6	2			3	1	1		5	
Unit Living Area		1,400	1,408			1,400	1,844	1,408		1,400	1,496	1,408		1,400	1,496	1,408		1,357	1,364			1,357	1,364			1,968	1,496	1,364			
Total Living Area		7,002	2,816		9,818	11,203	1,844	1,408	14,455	9,802	1,496	1,408		13,778	2,144	1,968		13,953	1,968	3,936		10,867	2,727			15,745	1,496	1,364		18,765	
Unit GSF		1,968	1,025			1,968	2,384	1,025		1,968	2,144	1,968		1,968	2,144	1,968		1,968	1,968			1,968	1,968			1,968	2,144	1,968			
Total Building Area		9,842	2,050		11,891	15,746	2,384	1,025	19,155	13,778	2,144	1,968		17,889	9,842	2,144		19,931	3,936	5,904		15,745	3,936			11,810	3,936			19,746	
Unit Yard Area		203	203			203	247	203		206	130	206		1,030	130	206		125	125			125	125			125	300	125			
Total Yard Area		1,015	406		1,421	1,624	247	203	2,074	1,442	130	206		1,778	1,030	206		1,250	250			1,000	375			750	300	125		800	
Unit Balcony Area		0	0			0	0	0		0	45	0		0	45	0		44	45			44	45			44	0	45			
Total Balcony Area		0	0		0	0	0	0	0	0	45	0		0	45	0		44	90			354	134			264	90	45		177	
Covered Porch Area		36	36			36	36	36		36	36	36		36	36	36		36	36			36	36			36	36	36			
Unit Open Space		239	239			239	283	239		242	211	242		242	211	242		205	206			205	206			205	336	206			

SCOPE OF WORK

THE PROPOSED PROJECT WILL INCLUDE SEVEN TOTAL BUILDINGS WITH FORTY-NINE (49) TOTAL TOWNHOME UNITS. ALL BUILDINGS WILL BE 2-STORY AND ALL UNITS WILL HAVE THREE BEDROOMS AND 2.5 BATHS. ACCESS WILL BE FROM SOPER HILL ROAD. EXISTING SITE IS SFR WITH WETLANDS ON EASTERN PORTION.

Unit Density Calculation	
Useable Area After Dedications (SF)	176,432
SF/Acre	43,560
Useable Acres	4.050
Units per acre	12.0
Base Density Allowed	48.6

VICINITY MAP



PARKING CALCULATIONS

REQUIRED PARKING:
 2 PRIVATE SPACE PER DWELLING UNIT
 1 GUEST SPACE PER UNIT
 20% TOTAL REQ'D SPACES = BICYCLE SPACES

TOTAL PRIVATE SPACES REQUIRED: 98
 TOTAL GUEST SPACES REQUIRED: 49
 TOTAL REQUIRED OFF-STREET PARKING: 147
 TOTAL REQUIRED BICYCLE PARKING: 31

TOTAL PRIVATE SPACES PROVIDED: 147
 (EACH UNIT HAS 2-CAR GARAGE)
 TOTAL GUEST SPACE PROVIDED: 49
 TOTAL BICYCLE PARKING PROVIDED: 42

SITE AREA CALCULATIONS

TOTAL WETLAND + BUFFERS: 40,335 SF
 TOTAL USEABLE LAND AREA: 136,097 SF
 TOTAL LAND AREA**: 176,432 SF

TOTAL LANDSCAPE AREA: 33,759 SF
 TOTAL BUILDING AREA: 46,647 SF
 TOTAL ASPHALT AREA: 27,277 SF
 TOTAL CONCRETE AREA: 28,414 SF

TOTAL IMPERVIOUS AREA: 102,338 SF
 PERCENTAGE OF TOTAL SITE: 58%

**AFTER ROW DEDICATIONS

HATCH LEGEND

- BICYCLE PARKING (7)
- TYPE 1 LANDSCAPING
- NON-SPECIFIC LANDSCAPING
- PRIVATE YARD AREA
- BROOM-FINISH CONCRETE
- STAMPED CONCRETE

NO.	DATE	REVISION

PROJECT ARCHITECT: SAB
 DRAWN BY: SAB
 CHECKED BY:
 STAMP:
 TITLE: ARCHITECTURAL SITE PLAN
 SHEET NO: PROJECT INFORMATION
 PROJECT REF:
 DATE: 01 AUGUST 2021
 ISSUE: SITE PLAN REVIEW SUBMITTAL
 SHEET NUMBER: **A-1**

SOPER HILL TOWNHOMES
 A COMMERCIAL MULTI-FAMILY PROJECT
 8609 SOPER HILL ROAD
 MARYSVILLE, WA

EXHIBIT 33



SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE AND TRAFFIC CONCURRENCY DETERMINATION

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	Soper Hill Townhomes	File No.	PA21-025
Detailed Project Description	The applicant is requesting State Environmental Policy Act (SEPA) review, a traffic concurrency determination, and Administrative Site Plan Approval for a 49-unit townhouse project consisting of seven buildings and associated site improvements.		
Site Address	8609 Soper Hill Road	APN(s)	00590700031700
Legal Description (abbreviated)	See Site Plan		
	OWNER	APPLICANT	CONTACT
Name	CPD Marysville, LLC	CPD Marysville, LLC	SAB Architecture, LLC
Address	15115 NE 67 th Place	15115 NE 67 th Place NE	17030 174 th Avenue NE
City, State, ZIP	Redmond, WA 98052	Redmond, WA 98052	Woodinville, WA 98072
THRESHOLD DETERMINATION			
Lead Agency	<input checked="" type="checkbox"/> City of Marysville		
<p>The lead agency has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is NOT required under RCW 43.21C.030(2)(c). This decision was made after review by the City of Marysville of a completed environmental checklist and other information on file with this agency. This information is available for public review upon request.</p> <p><input type="checkbox"/> There is no comment period for this DNS</p> <p><input type="checkbox"/> This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on this DNS.</p> <p><input type="checkbox"/> This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14-days from the date below. Comments must be submitted by:</p> <p><input checked="" type="checkbox"/> This MITIGATED DNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14-days from the date below. Comments must be submitted by: Friday, October 8, 2021</p>			
SEPA CONTACT			
Name	Angela Gemmer	Title	Senior Planner
Phone	360.363.8240	E-mail	agemmer@marysvillewa.gov
RESPONSIBLE OFFICIAL			
Name	Haylie Miller	Title	CD Director
Address	80 Columbia Avenue, Marysville, WA 98270		

Prepared by: *Angela*

Reviewed by: *Chris*


 Haylie Miller, Community Development Director

9/24/21
 Date

ENVIRONMENTAL IMPACTS

The proposed construction and subsequent use of the property could result in the following adverse environmental impacts.

1.	Increase in the amount and rate of stormwater runoff and attendant pollutants from the introduction of paved and building roof surfaces.
2.	Increase in erosion, surface water pollutants, siltation and sedimentation as a result of site preparation and construction.
3.	Increase in demand for police, fire protection, parks and other public services generated as a result of the development.
4.	Increase in noise, dust, light and glare from construction activity and subsequent use of the site.
5.	Increase in vehicular traffic on 87 th Avenue NE and Soper Hill Road as well as other City streets in the vicinity.

MITIGATION MEASURES

The following mitigation measures are required to minimize the probable significant adverse environmental impacts as a result of the proposed development activity.

1.	The applicant and contractor shall strictly adhere to the recommendations outlined in the <i>Preliminary Technical Information Report</i> prepared by Barghausen dated May 17, 2021 and revised September 3, 2021, and the <i>Geotechnical Report</i> prepared by Terra Associates, Inc. dated April 19, 2021, and future supplemental reports and amendments, during construction of the project. Prior to final building inspections being granted, the applicant shall provide a letter from the project engineer to verify that final site grading has been completed consistent with the approved grading plans; that all recommendations outlined in the geotechnical assessment and subsequent amendments have been followed; and that all fill has been properly placed.
2.	Prior to civil construction plan approval, the applicant shall demonstrate that the natural topography of the site is preserved to the extent feasible, and that the proposal complies with the design criteria set forth in MMC Section 22D.050.030(4). The project shall provide a smooth transition to the subdivision that borders the project. Any retaining wall will be required to have a nice aesthetic and have the appearance of stone or rock (no ecology block walls); details must be provided on the civil construction plans.
3.	The applicant shall obtain all necessary Federal, State, and local permits for impacts to critical areas, as necessary, prior to beginning any land disturbing activities.
4.	Prior to civil construction plan approval, the applicant shall submit a final Critical Areas Report and Mitigation Plan which provides for mitigation of all critical areas and buffer impacts.
5.	Prior to final building inspections being granted, all critical areas mitigation measures shall be implemented including plantings, fencing, signage, bonding, etc.
6.	A Native Growth Protection Area Easement (NGPA/E) shall be required over the critical areas and buffer area. Said easement shall include the trees numbered 25, 26, and 27 on the plans, unless infeasible. Said easement shall be recorded with the Snohomish County Auditor's Office, and a copy of said easement provided to the Planning Division, prior to final building inspections being granted.
7.	At the discretion of the Community Development Director, the applicant shall be required to hire a certified arborist to evaluate trees proposed for retention. The arborist shall make a written recommendation to the Community Development Department with regards to the treatment of the treed area. In the event of an immediate hazard, this requirement shall be waived.
8.	To provide the best protection for trees within the on-site critical areas or adjacent to the property that may be impacted during the construction stage, the applicant shall install a temporary, five-foot high, orange clearing limits construction fence in a line generally corresponding to the drip line of any significant tree(s) to be retained. No construction will be permitted within the dripline of trees identified to be saved. All such fencing shall be installed and inspected by the Community Development Department prior to commencement of site work.
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 for the development as set forth in MMC 22D.030.070(3). Traffic impact fees shall be vested at a rate of \$6,300.00 per new PM peak hour trip (PMPHT). Credits shall apply for the two existing single family residences which will be demolished.

10.	The applicant shall be required to construct frontage improvements along the property's 87 th Avenue NE frontage consistent with City of Marysville Engineering Design and Development Standards (EDDS). Said improvements shall include construction of the approach to the future roundabout at Soper Hill Road and 87 th Avenue NE to a point where said improvements would not be required to be removed and reconstructed with future roundabout construction.
11.	The applicant shall be required to dedicate the necessary right-of-way on 87 th Avenue NE to enable build-out of 87 th Avenue NE consistent with EDDS standards; the estimated right-of-way dedication necessary for these improvements is five feet. Dedication shall be required prior to final building inspections being granted.
12.	The applicant shall be required to dedicate the necessary right-of-way at the intersection of Soper Hill Road and 87 th Avenue NE to enable future construction of the roundabout by others. The cities of Marysville and Lake Stevens shall determine right-of-way widths and required dedication. Dedication shall be required prior to final building inspections being granted.
13.	The applicant shall be required to construct frontage improvements along the property's Soper Hill Road frontage consistent with the <i>Lake Stevens-Marysville Interlocal Agreement</i> .
14.	The applicant shall be required to dedicate to the necessary right-of-way along the property's Soper Hill Road frontage to enable build-out of Soper Hill Road consistent with the <i>Lake Stevens-Marysville Interlocal Agreement</i> . The cities of Marysville and Lake Stevens shall determine right-of-way widths and required dedication. Dedication shall be required prior to final building inspections being granted.
15.	The development shall pay proportionate share impact fees towards the construction of a compact roundabout at the intersection of Soper Hill Road and 87 th Avenue for the PM peak hour trips (PMPHT) from the project which travel through that intersection. The project is anticipated to impact the intersection of Soper Hill Road and 87 th Avenue with a total of 23 PM peak hour trips; therefore, a total of \$39,100.00 (23 PM peak hour trips x \$1,700.00 per trip) in impact fees will be required to be paid to mitigate for these impacts.
16.	Decorative street lighting meeting the standards set forth in <i>East Sunnyside-Whiskey Ridge Master Plan and Design Guidelines</i> shall be installed along the project's frontages as determined by the City's Traffic Engineer Manager.
17.	Pursuant to MMC Section 22G.120.270(2), all projects shall have all power lines, telephone wires, television cables, fire alarm systems and other communication wires, cables or lines (including existing overhead lines along the project's Soper Hill Road and 87 th Avenue NE frontages) placed in underground location either by direct burial or by means of conduit or ducts (with the exception of the city fire alarm system) to provide a clean look to the streetscape.
18.	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.

APPEALS

- This MDNS may be appealed pursuant to the requirements of MMC 22E.030.180. There is a 15 day appeal period on the MDNS that commences from the date the MDNS was issued. Any appeal must be addressed to the responsible official, accompanied by a filing fee of \$500.00, and be filed in writing at the City of Marysville Community Development Department, 80 Columbia Avenue, Marysville, WA 98270. The appeal must be received by 4 p.m., **Monday, October 11, 2021**. The appeal must contain the items set forth in MMC 22G.010.530.
- There is no agency appeal.

DISTRIBUTION

Marysville	Local Agencies & Districts	State & Federal	County	Other
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District	<input type="checkbox"/> Arlington (city) <input type="checkbox"/> Arlington Airport <input type="checkbox"/> Community Transit	<input type="checkbox"/> DAHP <input type="checkbox"/> BNSF <input checked="" type="checkbox"/> DOE (Bellevue)	<input checked="" type="checkbox"/> Health District <input type="checkbox"/> Planning	<input type="checkbox"/> Olympic Pipeline

<input checked="" type="checkbox"/> LD (Shane Whitney) <input checked="" type="checkbox"/> LD (Eng. Svc. Mgr.) <input checked="" type="checkbox"/> Parks <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> Public Works (Jesse Hannahs) <input checked="" type="checkbox"/> Public Works (Jeff Laycock) <input checked="" type="checkbox"/> Public Works (Karen Latimer)	<input type="checkbox"/> Everett (city) <input checked="" type="checkbox"/> Lake Stevens (city) <input checked="" type="checkbox"/> Lake Stevens SD 4 <input type="checkbox"/> Lakewood SD 306 <input type="checkbox"/> Marysville SD 25 <input checked="" type="checkbox"/> PUD No. 1 (electric) <input type="checkbox"/> PUD No. 1 (water) <input checked="" type="checkbox"/> ZiPLY	<input checked="" type="checkbox"/> DOE (Olympia - Env. Review) <input checked="" type="checkbox"/> DOE (SEPA - Greta Stough) <input type="checkbox"/> DOE (Shorelands - G. Tallent) <input type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> WUTC	<input checked="" type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works	<input type="checkbox"/> Puget Sound Energy <input checked="" type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Tulalip Tribes <input checked="" type="checkbox"/> Everett Herald
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