



NOTICE OF CONDITIONAL USE PERMIT APPROVAL

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

Notice is hereby given that on May 4, 2016, *Administrative Conditional Use Permit Approval* was granted of the existing single family residence at 4203 Sunnyside Boulevard into a duplex. The conversion will consist of making the lower floor basement into a second unit.

File Number: PA16-004
Applicant/Contact: Charles and Shannon Genovese
4203 Sunnyside Boulevard
Marysville, WA 98270
Property Location: 4203 Sunnyside Boulevard
Marysville, WA 98270

Conditions of Approval: The Community Development Department hereby grants *ADMINISTRATIVE CONDITIONAL USE PERMIT APPROVAL* subject to the following conditions:

1. The site plan date stamped April 29, 2016 shall be the approved site plan.
2. The duplex units shall be connected to water and sanitary sewer **prior to final occupancy being granted for the duplex conversion.**
3. The existing on-site septic system shall be decommissioned in accordance with Snohomish Health District and Department of Ecology requirements, and documentation demonstrating the proper decommissioning of said septic system shall be submitted to both the Snohomish Health District and the City **prior to final occupancy being granted for the duplex conversion.**
4. **Prior to final occupancy of the new duplex unit,** the entire duplex (both units) must be retrofitted to include a fire sprinkler system, or an on-site fire hydrant and an approved fire access must be installed.
5. 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.**
6. 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.**

This decision will become final unless an appeal requesting a public hearing is filed with the City Clerk's Office within 15 days of the date of this notice. The decision and complete case file is available for review at City of Marysville, Community Development Department, 80 Columbia Avenue, Marysville WA 98270.

Responsible Official: Dave Koenig, Community Development Director
For Project Information: Angela Gemmer, Associate Planner
agemmer@marysvillewa.gov or 360.363.8240