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# NOTICE OF ADMINISTRATIVE APPROVAL

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Notice is hereby given that on April 28, 2016 the City of Marysville issued administrative site plan approval to allow construction of a 70,100 SF, two-story behavioral hospital on approximately 4 acres. The official, approved site plan is stamped with a city date stamp of March 25, 2016.

**Applicant:** U. S. HealthVest

**File Number:** PA 16-005

**Location:** Generally located east of State Ave, north of 156<sup>th</sup> St NE, and west of Hayho Creek Marysville, WA 98270

**Note:** The Preliminary Administrative Approval will become final unless an appeal requesting a public hearing is filed with the Community Development Department within 15 days of the date of this notice. The project as proposed is subject to the following conditions:

1. The preliminary site plan and landscaping plan received by the Community Development Department on March 25, 2016 shall be the approved preliminary site and landscape plan layouts.
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. The following details will be required to be provided on the civil construction plans:
  - a. Parking lot lighting shall be provided. Parking lot illumination locations, materials and fixture design shall be required. The following design standards apply:
    - 25' maximum height
    - Fixtures shall be full cut-off, dark sky rated, with lower fixtures preferable so as to maintain a human scale.
    - Parking lot lighting shall be designed to provide security lighting to all parking spaces.
    - Lighting shall be shielded in a manner that does not pose a hazard to passing traffic. Lighting should not be permitted to trespass onto adjacent private parcels nor shall light source (luminaire) be visible at the property line.
    - Fixture design shall incorporate unique design features that coincide with the architectural design of the building.
  - b. Storage space for recyclables and solid waste shall be designed, as follows:
    - Architectural design of any structure enclosing and outdoor collection point or any building primarily used to contain a collection point shall be consistent with the design of the primary structure(s) on the site.
    - Enclosures for outdoor collection points and buildings used primarily to contain a collection point shall have gate openings at least 12' wide for haulers. In addition, the gate opening for any building or other roofed structure used primarily as a collection point shall have a vertical clearance of at least 12'.
    - A 6-foot fence constructed of concrete block or brick enclosing trash and recycling receptacles is required. Coordination with the current franchise hauler is required. The sides and rear of the enclosure must be screened with Type L1, L2, L3, or L4 Landscaping at least 5' deep in visible locations as determined by the director to soften the views of the screening element and add visual interest.
    - Weather protection of recyclables shall be ensured by using weather-proof containers or by providing a roof over the storage area.
    - The designated spot for service elements shall be paved with concrete.
4. The applicant is subject to the four (4) conditions established in the SEPA threshold determination dated April 4, 2016.
5. Prior to issuance of a building permit, the applicant shall be required to make payment of \$122,100.00 (\$2,220 per new pm trip x 55 pmph trips) to mitigate negative traffic impacts onto city streets as a result of this project. Frontage improvements constructed along the project's 156<sup>th</sup> St frontage can be credited toward the required traffic impact fees. Costs associated with the signal improvements shall not be creditable towards the City's required traffic impact fees. The amount of credit shall be approved by the City Engineer.

6. The public works director shall have the authority to fix the location, width and manner of approach, and to alter ingress and egress of the joint access, as may be required to control traffic in the interest of public safety and general welfare. The cost of any revisions to the joint access, deemed necessary in the interest of public safety and general welfare, shall be the responsibility of the property owner.

**Note: This decision will become final unless an appeal requesting a public hearing is filed with the Community Development Department within 15 days of this notice.**

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The application and complete case file is available for review at the City of Marysville Community Development Department, 80 Columbia Avenue, Marysville, WA 98270.

**Project Information:** Cheryl Dungan, Senior Planner – (360) 363-8206