



NOTICE OF PRELIMINARY SHORT PLAT 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 March 2, 2016, *Preliminary Short Plat Approval* was granted for a short subdivision of a 0.79 acre property into four lots with retention of an existing single family residence on one lot.

File Number: SP15-004
Applicant/Contact: Emberly, LLC
3601 Colby Avenue
Everett, WA 98201
Property Location: 4613 116th Street NE
Marysville, WA 98271

Conditions of Approval: The Community Development Department hereby grants *PRELIMINARY SHORT SUBDIVISION APPROVAL* subject to the following conditions:

1. The preliminary short plat map stamped December 30, 2015 shall be the approved short plat layout.
2. The on-site septic system and well, if applicable, shall be decommissioned in accordance with Snohomish Health District and Department of Ecology requirements, and documentation demonstrating the proper decommissioning of said septic system and well shall be submitted **prior to final short plat approval.**
3. The existing single family residence on proposed lot 1 shall be connected to water and sanitary sewer, and all applicable utility capital improvement charges shall be paid, **prior to final short plat approval.**
4. The applicant shall pay \$6,300.00 per new single family residence 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, and will be required to be paid **prior to final short subdivision approval unless deferred until a time preceding final building inspections being granted.**
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 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. 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