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# NOTICE OF ADMINISTRATIVE APPROVAL

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Notice is hereby given that on July 15, 2016 the City of Marysville issued administrative site plan approval to allow the remodel of the existing 2,600 SF structure and construction of a 2,600 SF office building and a future building pad for a 1,900 SF future office. The official, approved site plan is stamped with a City-signed approval stamp dated 06/09/2016.

**File Number:** PA 16-016  
**Applicant:** Aaron Metcalf  
**Location:** 12403 State Ave

**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. Prior to issuance of building permits the applicant is shall submit color building elevations to the City for review and approval. The building design(s), including the remodel of the existing structure, are required to meet the building design standards established in MMC Chapter 22C.020.250.
2. The northern access shall be right-in/right-out only.
3. Prior to civil plan approval, the applicant is required to provide to the City the recorded easements necessary to construct the southern access point and allow the adjoining property ingress/egress access for commercial uses.
4. 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.
5. The site plan should be amended to include a walkway between the parking area and the building (east side) for the proposed future building (phase 2).
6. All exterior ground based/mechanical equipment shall be properly screened from public right-of-way.
7. Prior to building permit issuance, a final, detailed landscaping plan depicting all of the applicable elements outlined in MMC 22C.120.030 will be required to be submitted for review and approval. The landscape plan shall incorporate the design elements, as outlined in Chapter 22C.120 MMC:
8. The following details will be required to be provided on the civil construction plans:
  - a. Pedestrian pathway from the building entrance to the public sidewalk along State Avenue shall be constructed with concrete pavers or decorative stamped asphalt and shall be universally accessible and meet ADA standards.
  - b. Bicycle parking shall be provided at a rate of 5% of the number of required off-street auto parking spaces. Design and location shall be provided in accordance with MMC 22C.130.060.
  - c. Parking lot lighting shall be provided. Parking lot illumination locations, materials and fixture design shall be required.
  - d. Storage space for recyclables and solid waste shall be designed to be consistent with MMC 22C.
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 as set forth in MMC 22D.030.070(3), for the development. Traffic impact fees shall be vested at a rate of \$2,220.00 per PMPHT.

10. 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