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# NOTICE OF PRELIMINARY ADMINISTRATIVE SHORT SUBDIVISION APPROVAL

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Notice is hereby given that on October 18, 2016, *Preliminary Short Plat Approval* was granted for a short subdivision of a 1.52 acre parcel zoned R-6.5 (single family, high density) into 9 lots.

**File Number:** SP16-003  
**Applicant/Contact:** Seattle Pacific, Brian Kalab  
PO Box 1478  
Everett, WA 98206

**Location:** 9XXX 52<sup>nd</sup> Drive NE

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

1. The short plat map dated October 11, 2016 will be the approved lot configuration.
2. The applicant shall pay \$6,300.00 in traffic mitigation fees for each single-family unit to the City of Marysville in accordance with MMC Chapter 22D.030 prior to final short subdivision approval in order to mitigate the project's impacts to the City road system.
3. The applicant shall submit payment to Marysville School District No. 25 for school impacts caused by the new lots/units 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.
4. The applicant shall submit payment to the City of Marysville for park impacts caused by the new lots/units 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.
5. Prior to final short plat approval, all encroachments shall be resolved.

**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:** Amy Hess, Associate Planner 360.363.8215