



STAFF RECOMMENDATION

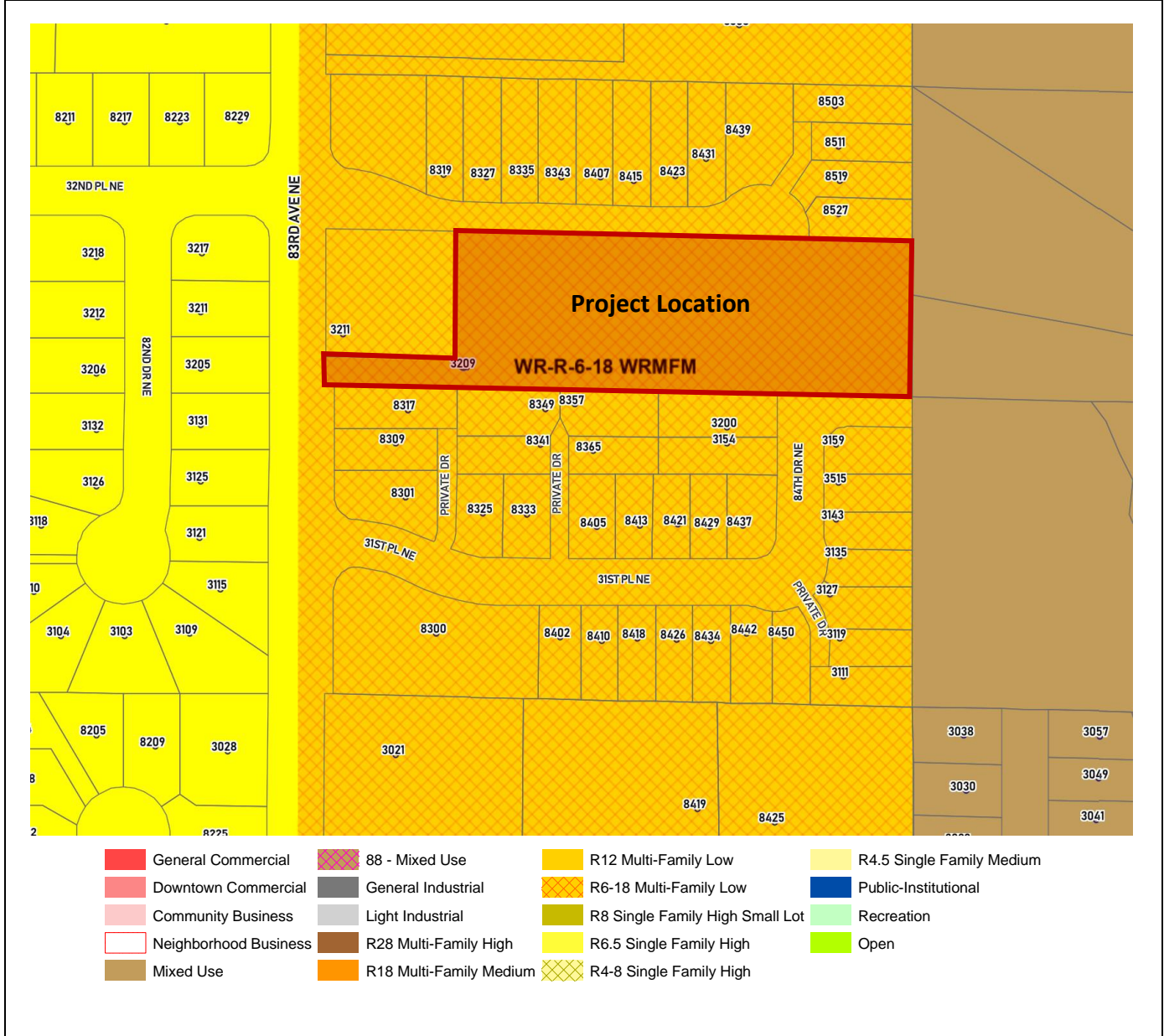
Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270
 Office Hours: Mon - Fri 8:00 AM - 4:30 PM ♦ Phone: (360) 363-8000

PROJECT INFORMATION									
Project Title	Serenity Trails Subdivision			Date of Report	April 9, 2024				
File Number	PA24-001			Attachments	Public Hearing Exhibits (1 - 30)				
Administrative Recommendation	Approve the preliminary 14-lot subdivision								
BACKGROUND SUMMARY									
Applicant	Joe Long, Keystone Land, LLC / Tom Abbott, Solid Ground Engineering								
Request	Preliminary Subdivision for the construction of 14-lot single family residential lots								
SEPA Status	Exempt per MMC 22E.030.090.								
Site Address	3209 83 rd Ave NE			APN(s)	00590700028500				
Legal Description (abbreviated)	Portion of Tract 285, Sunnyside 5 Acre Tracts			Section	01	Township	29	Range	05E
Comprehensive Plan	MFM	Zoning	WR-R-6-18	Shoreline Environment			N/A		
Water Supply	Current	Proposed		Sewer Supply	Current		Proposed		
	None	Marysville			None	Marysville			
REVIEWING AGENCIES									
Marysville	Local Agencies		State & Federal		County		Other		
<input checked="" type="checkbox"/> Building <input type="checkbox"/> Parks <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> PW – Dev. Services <input checked="" type="checkbox"/> PW – Engineering <input checked="" type="checkbox"/> PW – Operations <input checked="" type="checkbox"/> PW – Solid Waste <input checked="" type="checkbox"/> PW – Streets <input checked="" type="checkbox"/> PW – Traffic Eng. <input checked="" type="checkbox"/> PW – Water Res. <input checked="" type="checkbox"/> PW – WWTP	<input type="checkbox"/> Arlington (city) <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input checked="" type="checkbox"/> Comcast <input checked="" type="checkbox"/> Lake Stevens SD <input checked="" type="checkbox"/> PUD No. 1 <input checked="" type="checkbox"/> Ziplly		<input type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input checked="" type="checkbox"/> DAHP <input type="checkbox"/> DOE <input type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> USDFW		<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input checked="" type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works		<input type="checkbox"/> Olympic Pipeline <input type="checkbox"/> Puget Sound Energy <input checked="" type="checkbox"/> Tulalip Tribes <input checked="" type="checkbox"/> Stillaguamish Tribe		
ACTION									
<input type="checkbox"/> Administrative <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Quasi-Judicial <input type="checkbox"/> Planning Commission									
Date of Hearing	April 18, 2024			<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Continued			
STAFF									
Name Emily Morgan	Title Senior Planner	Phone 360.363.8216		E-mail emorgan@marysvillewa.gov					

SURROUNDING USES

	Comprehensive Plan	Zoning	Land Use
North	WR – Multifamily Medium	WR-R-6-18	Single family residential – Boulder Heights
East	WR - Mixed Use	MU	Undeveloped land
South	WR – Multifamily Medium	WR-R-6-18	Single family residential - Enclave South @ WR
West	Single Family High Density	R-6.5	Single family residential – Heartland Estates

Vicinity Map



FINDINGS AND CONCLUSIONS

1. **Description of Proposal.** An application was submitted for a Preliminary Subdivision for the construction of a 14-lot single family residential lots.
 - 1.1. Major subdivisions require a quasi-judicial decision action; therefore, a public hearing is required per [MMC 22G.090](#).
2. **Project Location.** The proposed development is located at 3209 83rd Ave NE, and is identified as Assessor’s Parcel Number (APN) 005909700028500.
3. **Site Description.** The project site is approximately 1.95 acres in size and is relatively level with gentle slopes from east to west across the site. The site is undeveloped with coverage of a mixture of trees and tall grasses.
4. **Project History.** A pre-application request (PreA 23-046) was submitted on October 24, 2023 with comments provided to the applicant, dated November 13, 2023.
5. **Letter of Completeness.** A letter of completeness was issued January 22, 2024 and provided to the applicant in accordance with [MMC 22G.010.050](#).
6. **Public Notice.** Public notice of the development application was provided in accordance with [MMC 22G.010.090](#). No public comments were received for the Notice of Application.
 - 6.1. The public hearing for the proposed request was advertised in accordance with [MMC 22G.010.110](#), *Notice of public hearing*.
7. **Request for Review.** A Request for Review of the proposed development was sent to the Local, County, State & Federal Agencies and Districts identified on page 1 of this report. The following comments were received; if above-referenced agencies are not listed below, no comments were received:

	Nature of Comment
Public Works, Traffic	<ul style="list-style-type: none"> • <i>Requirements and recommendations are addressed in the approved Traffic Concurrency Recommendation, dated February 16, 2023.</i>
Public Works, Development Services	<ul style="list-style-type: none"> • <i>Provided information regarding the required improvements which are to be further reviewed with Civil Plan Review.</i> • <i>The project is vested under the 2019 Stormwater Management Manual for Western Washington. Formal drainage review will be conducted during Civil Plan Review.</i> • <i>Capital facility fees would be required to be paid prior to issuance of the building permit.</i>
Marysville Fire District	<ul style="list-style-type: none"> • <i>Lots 11, 12, 13, and 14 will require 13D fire sprinklers due to single point access from 83rd Ave NE per MMC 9.04.503.1.5 Exception 1.</i> • <i>Lot 5 will also require a 13D fire sprinkler due to distance from ROW per EDDS 2-060.D.12.</i> • <i>Fire hydrants shall be provided along the new and existing roadways at approved locations, at all intersections and with maximum spacing of 600 ft. apart. The location of fire hydrants requires fire marshal approval on civil construction plans.</i>

	<ul style="list-style-type: none"> • “NO PARKING - FIRE LANE” signs are required on both sides of all roads that are 26 feet wide or less. The signage shall be identified on the approved Civil Plans.
Building Department	Provided requirements for the building permit submittal.
Snohomish County PUD	<ul style="list-style-type: none"> • Snohomish County PUD has adequate system capacity to serve the proposed development, but upgrades may be needed. Securing of easements for the necessary utilities would be required, if applicable. • The PUD requires a minimum 14 ft. clearance from any structure to accommodate workers, scaffolding, and ladders. Minimum worker safety clearance from 115kC transmission wires is 20 ft.

8. **State Environmental Policy Act Review.** Pursuant to [MMC 22E.030.090](#), the proposed subdivision is exempt from SEPA Review as it does not exceed the flexible threshold, which allows for up to 30 dwelling units.
9. **Critical Areas.** The subject property does not have critical areas on or near the site; therefore, the provisions of [MMC 22E.010](#) Critical Areas Management would not apply.
10. **Access and Circulation.** Access to Lots 1 – 10 would be from 32nd PI NE. The northern portion of 32nd PI NE was constructed with the development of Boulder Height Subdivision (PA21-048), therefore the southern portion of the road is proposed to be constructed/completed with this development. Access to Lots 11 – 14 would be accomplished by completing 32nd St NE, which had been partially built-out with the development of Enclave South at Whiskey Ridge Subdivision (PA21-028).
11. **Traffic Impacts.** A traffic impact analysis (TIA) was prepared by Kimley Horn, dated February 2024. According to the TIA, the proposed development would generate approximately 132 Average Daily Trips (ADT), 10 AM peak hour trips (AMPHT), and 14 PM peak hour trips (PMPHT).

The City’s Traffic Engineering Manager reviewed the TIA, and issued a written concurrency recommendation dated March 26, 2024 (Exhibit 026), informing the developer of the project’s impacts and mitigation obligation pursuant to [MMC 22D.030](#), *Traffic Impact Fees and Mitigation*. Pursuant to [MMC 22D.030.070\(1\)\(d\)](#), an applicant is required to make a written proposal for mitigation of traffic impacts based on the concurrency recommendation. The applicant accepted the requirements outlined in the traffic concurrency recommendation on March 26, 2024 (Exhibit 027).

12. **Utilities.** Per [MMC 14.03.250](#), utilities are to be extended along the street frontages of the proposed project. Extensions of sewer and water mains as well as a storm drain system for the roadway extension will be required. The following utilities will be provided to the site:

Storm Drainage: According to the Preliminary Drainage Report, prepared by Solid Ground Engineering, dated January 2024, the project is designed to comply with the Department of Ecology 2019 Stormwater Management Manual for Western Washington. The on-site stormwater would be mitigated through the installation of a detention pond with cast in place walls, located in the southwest portion of the development. The proposed detention pond and water quality treatment systems (Perkfilter cartridge filtration unit) would discharge to the existing City conveyance system within the right of way of 83rd Ave NE.

Water: The applicant is proposing to tie into the existing 8-inch ductile iron water main within 32nd PI NE to service Lots 1 – 10 then connect Lots 11 – 14 to the 8-inch ductile water main located in 32nd St NE.

Sewer: The applicant is proposing to tie into the existing 8-inch PVC main within 32nd PI NE to service Lots 1 – 10 then connect Lots 11 – 14 to the 8-inch PVC main located in 32nd St NE.

- 13. **Park Impacts.** Pursuant to [MMC 22D.020](#), the applicant shall mitigate City of Marysville parks impacts through payment of the park impact fee in effect at the time of building permit application.
- 14. **School Impacts.** Pursuant to [MMC 22D.040](#), the applicant shall mitigate Lake Stevens School District No. 4 impacts through the payment of the school impact fee in effect at the time of building permit application.
- 15. **Application Review.** [MMC 22G.010.140\(3\)](#) requires the City to determine whether or not the project is consistent with the following items described in the applicable plans and regulations:

15.1. *Type of land use permitted at the site, including uses that may be allowed under certain circumstances, such as planned residential development and conditional uses, if the criteria for their approval have been satisfied.*

Staff Comment: The proposed subdivision is for the creation of single family residential lots. Per MMC 22C.010.060, single family detached units are permitted outright in the WR-R-6-18 zone; therefore, the proposed development would comply with this provision.

15.2. *Density of residential development in urban growth areas.*

Staff Comment: The base density allowed in the WR-R-6-18 zone is 6 dwelling units per net project acre with a maximum density of 18 dwelling units per net project acre utilizing Residential Density Incentives outlined in [MMC 22C.090](#). The gross site area is approximately 1.95 acres (85,000 sq. ft.).

Per the site plan of record, the applicant calculated that 12,990 sq. ft. was deducted per the definition of “Net Project Area” per [MMC 22A.020.150](#); therefore, the proposed site has a net project area of 1.65 acres (72,010 sq. ft.).

The applicant has proposed utilizing RDI benefits pursuant to [MMC 22C.090.030](#) to achieve bonus density. The following is the RDI calculation for the proposed development:

BASE DENSITY – 6 DU/Acre	1.65 acres x 6 DU/Acre = 9.9 or 10 Units
MAX DENSITY ALLOWED – 18 DU/Acre	1.65 acres x 18 DU/Acre = 29.7 or 30 Units
RDI CALCULATION	
Benefit 3a: Community Image & Identification – Capital Contribution (\$25,000 per unit)	\$100,000 contribution = 4 Units
RDI BONUS UNITS ALLOWED	4 Units
TOTAL UNITS/LOTS PROPOSED	14 Units/Lots

15.3. *Availability and adequacy of public facilities identified in the Comprehensive Plan.*

Staff Comment: The Comprehensive Plan designation for the subject property is Whiskey Ridge, Medium Density Multiple-Family. The proposed development and subsequent use of the property would be consistent with the pertinent development policies outlined in the

Marysville Comprehensive Plan, and is located within the East Sunnyside Neighborhood Planning Area 4.

Planning Area 4 demonstrates that adequate water and sewer is available to this development and is located within the Lake Stevens School District.

The following development policies outlined in the Comprehensive Plan that are specifically pertinent to the overall subdivision request, and were used to establish appropriate conditions, are as follows:

- **LAND USE ELEMENT – Policies:** LU-3, LU-5, LU-6, LU-20, LU-21, LU-23, LU-28, LU-29, LU-30, LU-31, LU-33, LU-34, LU-38, LU-42
- **HOUSING ELEMENT – Policies:** HO-18, HO-19, HO-22, HO-25, HO-30, HO-32, HO-37
- **ENVIRONMENTAL ELEMENT – Policies:** EN-20, EN-21, EN-26, EN-27, 28, EN-29, EN-30, EN-32, EN-40, EN-41
- **TRANSPORTATION ELEMENT – Policies:** T-3, T-7, T-8, T-25, T-26, T-27, T-29, T-30, T-40, T-41, T-46, T-47, T-48
- **UTILITIES ELEMENT – Policies:** UT-1, UT-3, UT-8, UT-9, UT-10, UT-14
- **PUBLIC FACILITIES & SERVICES ELEMENT – Policies:**
 - **Police, Fire, Library:** PS-1, PS-10, PS-11
 - **Schools:** SC-6
 - **Water, Sewer, Storm Drainage, Solid Waste:** PF-1, PF-2, PF-7, PF-9, PF-10, PF-19, PF-20, PF-23, PF-26, PF-28

Staff finds that the proposed development, as conditioned, is consistent with the City of Marysville Comprehensive Plan.

15.4. *Development Standards*

Staff Comment: The project site is currently zoned Whiskey Ridge Multi Family, Medium Density (WR-R-6-18). The WR-R-6-18 zone allows single-family residences at base density of 6 dwelling units per acre and a maximum of 18 dwelling units per acre utilizing Residential Density Incentives outlined in [MMC 22C.090](#). Pursuant to [MMC 22C.010.090\(13\)](#), single family developments in the WR-R-6-18 zone shall utilize the bulk and dimensional standards of the R-8 zone.

The proposed development and subsequent use of the property would comply with the intent of the WR-R-6-18 zone, and as conditioned herein, complies with all of the applicable design and development standards outlined in Title 22, *Unified Development Code*.

As conditioned, the proposed development makes appropriate provisions for the public use and interest, health, safety and general welfare.

16. **Hearing Examiner – Required Findings.** [MMC 22G.010.170\(3\)](#) requires that the Hearing Examiner not approve a proposed development without first making the following findings and conclusions:

16.1. *The development is consistent with the comprehensive plan and meets the requirements and intent of the Marysville Municipal Code.*

Staff Comment: The Comprehensive Plan designation for the subject property is Whiskey Ridge Multi Family, Medium Density. The proposed development and subsequent use of

the property would be consistent with the pertinent development policies outlined in the Marysville Comprehensive Plan and the intent of the Marysville Municipal Code, as conditioned herein.

- 16.2. *The development makes adequate provisions for open space, environmentally sensitive areas, drainage, streets and other public ways, transit stops, water supply, sanitary wastes, public utilities and infrastructure, parks and recreation facilities, playgrounds, sites for schools and school grounds.*

Staff Comment: Based on a review of the preliminary plat map and application materials, the development makes adequate provisions for open space, environmentally sensitive areas, drainage, streets and other public ways, transit stops, water supply, sanitary wastes, public utilities and infrastructure, parks and recreation facilities, playgrounds, sites for schools and school grounds.

- 16.3. *The development is beneficial to the public health, safety and welfare and is in the public interest.*

Staff Comment: Per Finding 17.2, the proposed subdivision would be beneficial to the public health, safety and welfare and would be in the public interest as the subdivision has been designed in accordance with applicable Marysville Municipal Code requirements.

- 16.4. *The development does not lower the level of service of transportation and/or neighborhood park facilities below the minimum standards established within the comprehensive plan. If the development results in a level of service lower than those set forth in the comprehensive plan, the development may be approved if improvements or strategies to raise the level of service above the minimum standard are made concurrent with the development. For the purpose of this section, "concurrent with the development" is defined as the required improvements or strategies in place at the time of occupancy, or a financial commitment is in place to complete the improvements or strategies within six years of approval of the development.*

Staff Comment: As conditioned, the development would not lower the level of service of transportation and/or neighborhood park facilities below the minimum standards established within the comprehensive plan.

- 16.5. *The area, location and features of land proposed for dedication are a direct result of the development proposal, are reasonably needed to mitigate the effects of the development, and are proportional to the impacts created by the development.*

Staff Comment: As conditioned, the area, location and features of land proposed for dedication are a direct result of the development proposal, are reasonably needed to mitigate the effects of the development, and are proportional to the impacts created by the development.

17. **Preliminary Subdivision Review, Public Hearing – Elements Considered.** [MMC 22G.090.130](#) requires the hearing examiner provide a basis for approval or disapproval of a proposed subdivision, as follows:

- 17.1. **Public Use and Interest.** *Evaluation of the proposed subdivision to determine whether the public use and interest are served by permitting the proposed subdivision.*

Staff Comment: After evaluation of the application materials and other supporting documentation available to the City, staff concludes that, as conditioned, the public use and interest are served by the proposed subdivision.

- 17.2. **Public Health, Safety and General Welfare.** *Evaluation of the proposed subdivision to determine whether the public health, safety and general welfare have been served.*

Staff Comment: After evaluation of the application materials and other supporting documentation available to the City, staff concludes that, as conditioned, the public health, safety and general welfare have been served and that the subdivision is consistent with the requirements of RCW 58.17.110.

- 17.3. **Comprehensive Plan.** *Evaluation of all elements of the comprehensive plan and its consistency with the proposed subdivision.*

Staff Comment: The proposed subdivision and development of the parcel relate to all elements of the Comprehensive Plan. Compliance with the various elements of the Comprehensive Plan is specifically demonstrated in Finding 15.3.

- 17.4. **Existing Zoning.** *Evaluation of existing zoning and its compliance with the proposed subdivision and MMC 22G.090, Article V, Land Division Requirements.*

Staff Comment: The existing zoning and its compliance with the proposed subdivision and Article V of this chapter, Land Division Requirements has been evaluated. Compliance with specific zoning regulations is demonstrated in Finding 15.2.

- 17.5. **Natural Environment.** *Evaluation of the impacts and provision for mitigation of all impacts on all elements of the natural environment including topography, vegetation, soils, geology and all environmental issues as defined in the State Environmental Policy Act, Chapter 197-11 WAC, and MMC 22G.090, Article V, Land Division Requirements.*

Staff Comment: The project site does not contain critical areas and is not subject to environmental review via the SEPA review process pursuant to [MMC 22E.030.090\(1\)\(a\)](#) and WAC 197-11-800(6); therefore, this provision would not apply.

However, staff reviewed impacts on all elements of the natural environment including topography, vegetation, soils, geology, and all environmental issues, and determined compliance with MMC 22G.090, Article V, Land Division Requirements, as conditioned herein.

Drainage. *Evaluation of all drainage impacts and provisions made for mitigation of all drainage impacts as defined in the city's drainage codes, and MMC 22G.090, Article V, Land Division Requirements.*

Staff Comment: All drainage impacts have been evaluated, and adequate provisions have been made to mitigate for all drainage impacts as defined in the City's drainage codes, and MMC 22G.090, Article V, Land Division Requirements.

- 17.6. **Open Space.** *Evaluation of all impacts and provision for open space as defined in MMC 22G.090, Article V, Land Division Requirements.*

Staff Comment: As a condition of final plat, the applicant must submit copies of restrictions and covenants for the maintenance of the common open space areas pursuant to [MMC 22G.090.240](#).

Further, no division or redivision of land shall be approved unless appropriate provisions are made for, but not limited to, the public health, safety and general welfare, relating to open space, drainage ways, streets, alleys, other public ways, water supplies, sanitary wastes, parks, school facilities and other standards as may be required by this title.

- 17.7. **Public Systems Capacity.** *Evaluation of all impacts and provisions made for mitigation of impacts on public systems including parks, schools, and community facilities as defined in MMC 22G.090, Article V, Land Division Requirements.*

Staff Comment: The applicant is required to pay mitigation fees for each new dwelling unit in accordance with MMC 22D.020 and 22D.040 in order to mitigate potential impacts on parks, schools, and community facilities.

- 17.8. **Public Services.** *Evaluation of all impacts and provisions made for mitigation of impacts on public services including streets, all public utilities, and fire and police protection as defined in MMC 22G.090, Article V, Land Division Requirements.*

Staff Comment: The proposed subdivision would construct streets providing appropriate access and circulation to all proposed new lots. Public utilities are to be extended to serve all new units in accordance with City standards. Appropriate improvements for fire safety in accordance with the city's fire code would be provided. Capital improvement fees are required to be collected for water, sewer, and stormwater.

- 17.9. **Floodplain.** *Identification of subdivisions proposed in the floodplain and compliance with requirements of this chapter and MMC 22E.020, Floodplain Management.*

Staff Comment: The project is not located within an identified floodplain; therefore, this provision would not apply.

RECOMMENDATION

Based on the foregoing findings and conclusions, review of the application materials and other supporting documentation available to the Community Development Department, and the City's regulatory authority to implement the policies, standards, and regulations of the Marysville Comprehensive Plan and Marysville Municipal Code, the Community Development Department respectfully recommends that the Hearing Examiner **APPROVE** the proposed Preliminary Plat, subject to the following conditions:

1. The preliminary subdivision configuration (Exhibit 030) shall be the approved plat configuration. The final subdivision shall be processed in strict compliance with the provisions of Article III Final Subdivision Review and Article V Land Division Requirements of [MMC 22G.090](#).
2. The final subdivision shall be approved and recorded within 5 years of the date of preliminary approval. A 2-year extension may be granted in accordance with [MMC 22G.090.170](#).
3. Prior to final subdivision approval, the applicant shall submit to the City for its approval, covenants, deed restrictions, homeowners' association bylaws, and other documents providing for preservation and maintenance of all common open space, parking areas, walkways, landscaping,

signs, lights, roads, and community facilities consistent with [MMC 22G.090.240](#). All common areas and facilities shall be continuously maintained at a minimum standard at least equal to that required by the City, and shall be approved by the City at the time of initial occupancy. Said restrictive covenants shall also include provisions to address parking enforcement and a statement from a private attorney as to the adequacy of the covenants to fulfill the requirement of the subdivision.

4. In order to achieve density greater than 6 dwelling units per acre, and not to exceed 18 dwelling units per acre, the applicant shall be required to comply with [MMC 22C.090 Residential Density Incentives](#). Any and all RDI Financial contributions shall be paid prior to the final plat being recorded.

If the proposed RDI tools are not possible to implement, the total number of proposed lots will be reduced accordingly.

5. Residential fire sprinklers shall be required for Lots 5, 11, 12, 13, and 14, unless adequate alternative provisions are reviewed and approved by the Marysville Fire Marshal.
6. Pursuant to [MMC 22C.010.090\(13\)](#), the proposed development shall utilize the bulk and dimensional standards of the R-8 zone. Compliance with this provision shall be demonstrated at time of building permit submittal.
7. A final landscape plan shall be required to be approved, prior to civil construction plan approval, and designed to comply with the applicable provisions outlined in [MMC 22C.120, Landscaping and Screening](#) and [MMC 22G.090.570](#)

7.1. All required landscaping shall be bonded prior to final plat approval per [MMC 22C.120.060](#).

8. Pursuant to [MMC 22D.030.070\(6\)\(a\)\(ii\)](#), the traffic concurrency determination and the project's impacts and mitigation obligations shall expire upon expiration of the subdivision. The project is subject to the (3) traffic mitigation obligations as required by the Traffic Concurrency Recommendation, dated March 26, 2024. Said obligations are as follows:

8.1. The applicant shall be required to construct frontage improvements along 83rd Ave NE, 32nd PI NE, and 32nd St NE, prior to the recording the final subdivision. Roadway improvements, channelization, site access and lighting plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.

- 83rd Ave NE shall be built compliant with SP 3-201-004.
- The remainder of 32nd PI NE and 32nd St NE shall be required to be constructed in accordance with SP 3-202-002.

8.2. The applicant shall be required to dedicate public right-of-way in order to accommodate the required frontage improvements, in accordance with [MMC 12.02A.110\(1\)\(c\), Dedication of Road right-of-way – Required setbacks](#). Right-of-way widths and required dedication shall be determined by the City Engineer.

8.3. 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 \$6,300.00, per PMPHT, totaling \$88,200.

9. The applicant shall submit payment to the City of Marysville for park impacts caused by the development in accordance with [MMC 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.

10. The applicant shall submit payment to Lake Stevens School District for school impacts caused by the development in accordance with [MMC 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.
11. All necessary power lines, telephones wires, television cables, fire alarm systems and other communication wires, cables or shall be placed in underground location either by direct burial or by means of conduit or duct. All such underground installations or systems shall be approved by the appropriate utility company and shall adhere to all governing applicable regulations including, but not limited to, the applicable City and State regulations and specific requirements of the appropriate utility pursuant to [MMC 22G.090.710\(1\)](#).

Prepared by: *Emily*

Reviewed by: *Chris*

EXHIBITS

The following Exhibits can be accessed electronically via the link provided in the exhibit header below:

[PA24-001 – Serenity Trails Subdivision](#)

- | | |
|--|---|
| 01) Land Use Application | 017) Resubmittal Letter |
| 02) Project Narrative | 018) REVISED Preliminary Site Plan |
| 03) Title Report/Legal Description | 019) REVISED Preliminary Civil Plans |
| 04) Critical Area Report | 020) REVISED Landscape Plan |
| 05) Geotechnical Report | 021) Updated Traffic Impact Analysis (Feb 2024) |
| 06) Drainage Report | 022) Technical Review Comments #2 |
| 07) Traffic Impact Analysis (Dec 2023) | 023) Resubmittal Letter #2 |
| 08) SnoCo Traffic Offer | 024) Plat Map |
| 09) Landscape Plan | 025) Affidavit of Publication |
| 010) Preliminary Site Plan | 026) Concurrency Recommendation |
| 011) Preliminary Civil Plans | 027) Concurrency Acceptance Letter |
| 012) Letter of Completeness | 028) Notice of Public Hearing |
| 013) Request for Review | 029) Affidavit of Posting |
| 014) Notice of Application | 030) Final Plat Map |
| 015) Technical Review Comments #1 | |
| 016) Updated SnoCo Traffic Offer | |