

## SITE PLAN APPROVAL - Sunrise Grove Apartments

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									
<b>Project Title</b>	Sunrise Grove Apartments			<b>Date of Report</b>	April 17, 2023				
<b>File Number</b>	PA23002			<b>Attachments</b>	Preliminary Site Plan (Exhibit 17)				
<b>Administrative Recommendation</b>	Approve the preliminary Multi-family Site Plan, subject to the conditions of approval contained in Section 2.0 of this Administrative Site Plan Approval.								
BACKGROUND SUMMARY									
<b>Applicant</b>	Gregory Menikoff, Menikoff Design, LLC								
<b>Request</b>	The applicant is requesting administrative Multi-family Site Plan Approval in order to construct a new 3 story, 16 unit multi-family apartment building with associated common areas, parking and open space.								
<b>SEPA Status</b>	The City of Marysville prepared and adopted a <i>Planned Action Supplemental Environmental Impact Statement</i> under the State Environmental Policy Act, Chapter 43.21 RCW, which environmental analysis has considered the impacts of the anticipated development within the <i>Downtown Master Plan Area</i> .								
<b>Site Address</b>	4726 Grove Street			<b>APN(s)</b>	30052800108700				
<b>Acreage (SF)</b>	0.36-acres (15,770 SF)			<b>Section</b>	38	<b>Township</b>	30N	<b>Range</b>	05E
<b>Comprehensive Plan</b>	Flex Residential Overlay	<b>Zoning</b>	FR	<b>Shoreline Environment</b>			N/A		
<b>Water Supply</b>	<b>Current</b>	<b>Proposed</b>		<b>Sewer Supply</b>	<b>Current</b>		<b>Proposed</b>		
	Marysville	Marysville			Marysville	Marysville			
<b>Present Use of Property</b>	Existing single-family residence								
REVIEWING AGENCIES									
<b>Marysville</b>	<b>Local Agencies &amp; Districts</b>		<b>State &amp; Federal</b>		<b>County</b>		<b>Other</b>		
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Planning <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> Public Works	<input checked="" type="checkbox"/> Comcast <input checked="" type="checkbox"/> Marysville SD 25 <input checked="" type="checkbox"/> PUD No. 1 <input checked="" type="checkbox"/> Regional Fire Authority <input checked="" type="checkbox"/> Ziplly		<input type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input type="checkbox"/> DAHP <input type="checkbox"/> DOE <input type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> WUTC		<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works		<input checked="" type="checkbox"/> Tulalip Tribes <input checked="" type="checkbox"/> Stillaguamish Tribe		
ACTION									
<input checked="" type="checkbox"/> Administrative	<input type="checkbox"/> City Council	<input type="checkbox"/> Quasi-Judicial	<input type="checkbox"/> Planning Commission						
<b>Date of Action</b>	April 17, 2023		<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Continued				
STAFF CONTACT									
<b>Name</b> Chris Holland	<b>Title</b> Planning Manager	<b>Phone</b> 360.363.8207	<b>E-mail</b> cholland@marysvillewa.gov						

**SURROUNDING USES**

	<b>Comprehensive Plan</b>	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	Flex Residential	FR	Single-family residence
<b>North</b>	High Density – Single-family	R-6.5	The Grove Church
<b>East</b>	Flex Residential	FR	Single-family residence
<b>South</b>	Middle Housing 2	MH2	Williams Investment Apartments
<b>West</b>	Flex Residential	FR	Home Plus LLC Townhomes

**Vicinity Map**



**1.0 FINDINGS AND CONCLUSIONS**

- 1. On February 15, 2023, Menikoff Design LLC, applicant, requested Administrative Multi-family Site Plan Approval in order to construct a new 3 story, 16 unit multi-family apartment building with associated common areas, parking and open space.
- 2. The application was determined to be complete on February 15, 2023. Public notice of application was provided in accordance with [MMC 22G.010.090](#).
- 3. The project site is approximately 0.36-acres in size, and is located at a site address of 4726 Grove Street. The site contains a single family home that is proposed to be demolished. The site is generally flat and is occupied by lawn grass and residential accessory structures.
- 4. Motor vehicle access to the site is proposed off of Grove Street at the midpoint of the lot. Grove Street is currently developed with curb, gutter and sidewalk, however, the applicant shall be required to reconstruct the frontage improvements in order to meet the Undesignated Block Frontage standards outlined in [MMC Chapter 22C.080 Downtown Master Plan Area – Design Requirements](#).
- 5. The Community Development Director has reviewed the application materials and determined the proposed project qualifies as a planned action according to the criteria outlined in MMC 22E.040.030(3)(a) through (j).

An application for project permit or approval designated a planned action under MMC 22E.040.030 shall not be subject to further procedural review under SEPA, but the proposed project may be conditioned to mitigate any adverse environmental impacts which are reasonably likely to result from the project proposal.

- 6. A Traffic Impact Analysis was prepared by Heath & Associates, Inc., dated November 2022. According to the TIA, the proposed development would generate 108 average daily trips (ADT), 6 AM peak hour trips (AMPHT) and 8 PM peak hour trips (PMPHT).
- 7. Pursuant to [MMC Chapter 14.15](#), a stormwater pollution prevention plan (SWPPP) and subsequent installation of an approved stormwater management system on the site is required. Potential adverse environmental impacts associated with increased stormwater runoff from the proposed development will be adequately mitigated through compliance with the MMC provisions.
- 8. Utilities are proposed to be provided to the site as follows:

Storm Drainage – The development proposes to on-site infiltration in accordance with the 2019 Washington State Department of Ecology Stormwater Management Manual.

Water – The applicant is proposing to connect to the existing 12-inch water main located within Grove Street. This connection will provide adequate water pressure and fire flow to serve the development.

Sewer – The applicant is proposing to connect to the existing 15-inch sewer main located within Grove Street. This connection will provide adequate sewer service to the proposed development.

All utility and street improvements will be addressed during civil construction plan review in order to ensure compliance with all of the applicable MMCs.

- 9. [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:
  - a. 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: Multi-family apartments are permitted outright in the Flex Residential (FR) zone in accordance with [MMC 22C.080.130](#).

- b. Density of residential development in urban growth areas.

Staff Comment: The base density in the FR zone is 28-units per acre and the maximum density is 45-units per acre through application of [MMC Chapter 22C.090 Residential Density Incentive](#). The applicant has proposed constructing 16 multi-family units on 0.36 net acres, which exceeds the base density allowance (28 units per acre x 0.36 net acres = 10.08, or 10 units allowed).

The applicant is proposing to utilize Community Image and Identity RDI benefit 3a, which contribution of \$25,000 per bonus unit towards an identified capital improvement project, including, but not limited to, parks, roadways, bicycle facilities, pedestrian facilities, multi-use trails, gateway signs, etc., in accordance with [MMC 22C.090.030\(4\)](#).

**RDI Calculation**

Benefit 3a: 1 bonus unit per \$25,000 = 6  
 Total Contribution = \$150,000

**Total RDI Bonus** = 6

**Base Allowance** (28 x 0.36) = 10

**PROPOSED UNITS** = 16

**PROPOSED DENSITY** (16 / 0.36) = 44 du per acre (45 max)

- c. Availability and adequacy of public facilities identified in the Comprehensive Plan.

Staff Comment: The proposed development has been reviewed for compliance with the Comprehensive Plan to ensure consistency with the goals and policies related to Flex Residential designation, including the specific criteria outlined in the Downtown Master Plan.

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

10. A Request for Review of the proposed development was sent to the Local, County, State & Federal Agencies and Districts referenced on Page 1. The following comments were received; if above referenced agencies are not listed below, no comments were received:

<b>Reviewing Agency</b>	<b>Nature of Comment</b>
<b>Building Department</b>	<i>Provided requirements for the building permit submittal.</i>
<b>Police</b>	<i>Provided Crime Prevention Through Environmental Design (CPTED) suggestions.</i>
<b>Public Works, Engineering Services</b>	<i>Provided information regarding the required improvements which are to be further reviewed with Civil Plan Review; and Capital facility fees would be required to be paid prior to issuance of the building permit.</i>
<b>Public Works, Operations</b>	<i>Stated that if the existing water service is to be used, it will need to be updated to existing standards; and Fire line shall be a live tap with gate valve.</i>
<b>Public Works, Traffic</b>	<i>Accepted the TIA;</i>

Reviewing Agency	Nature of Comment
	<p><i>Frontage improvements required per the Downtown Master Plan;</i></p> <p><i>Undergrounding of overhead utilities shall be required; and</i></p> <p><i>Street lighting will be required.</i></p>
<b>Public Works, Water Resources</b>	<p><i>The project is vested under the 2019 Stormwater Management Manual for Western Washington; and Stormwater improvements will be reviewed with formal Civil Plan Review.</i></p>
<b>PUD No. 1</b>	<p><i>Stated that the District presently has enough electric system capacity to serve the development.</i></p>

11. Pursuant to [MMC Chapter 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 issuance.
12. Pursuant to [MMC Chapter 22D.030](#), the applicant shall mitigate City of Marysville traffic impacts through payment of the traffic impact fees in effect at the time of building permit issuance.
13. The proposed development, as conditioned herein, will make appropriate provisions for the public use and interest, health, safety, and general welfare.
14. Pursuant to [MMC 22G.010.200](#), a decision on this application shall be made within 120 days from the date of the letter of completeness. A decision on this application was made twenty (20) in-house calendar days from the date of completeness.

## 2.0 RECOMMENDATION

Based on the foregoing findings and conclusions, review of the environmental documents submitted by the applicant, and the City’s regulatory authority to implement the policies, standards, and regulations of the Comprehensive Plan and MMC, the Community Development Department hereby grants Administrative Multi-family Site Plan Approval for Sunrise Grove Apartments, subject to the following conditions:

1. The preliminary site plan received by the Community Development Department on April 17, 2023 (Exhibit 17) shall be the approved preliminary site plan layout.
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 of conduit or ducts providing service to each building.
3. The applicant shall be required to install street lighting and reconstruct the frontage improvements in order to meet the Undesignated Block Frontage standards outlined in [MMC Chapter 22C.080 Downtown Master Plan Area – Design Requirements](#). Roadway improvements, channelization, street lighting and site access plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
4. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with the applicable building design requirements outlined in [MMC Chapter 22C.080 Downtown Master Plan Area – Design Requirements](#).

5. Prior to civil construction plan approval, the applicant shall have a *FINAL* landscaping plan approved that includes all of the plan submittal requirements outlined in [MMC 22C.120.030](#), and includes all of the applicable design elements outlined in [MMC Chapter 22C.080 Downtown Master Plan Area – Design Requirements](#) and [MMC Chapter 22C.120](#).
6. Prior to civil construction plan approval, a site lighting plan designed in accordance with [MMC 22C.080.460](#) shall be approved by the Community Development Department.
7. The applicant shall submit payment to the City of Marysville for park impacts caused by the multi-family development pursuant to [MMC Chapter 22D.020](#). Park impact fees will be based on the fee schedules in effect at the time an individual building permit application is accepted by the City.
8. 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 per PMPHT.
9. Declaration or covenants shall be required to be recorded, prior to issuing occupancy permits for the development, including provisions which address the following:
  - a. Maintenance of the common areas, drive-aisles, drainage system, open space, landscaping and other private improvements within the development.
  - b. Provisions for storage parking of boats, RV's, non-operable vehicles and similar vehicle storage so as not to reduce the proposed parking within the development and enforcement of these provisions.
  - c. Parking enforcement provisions.

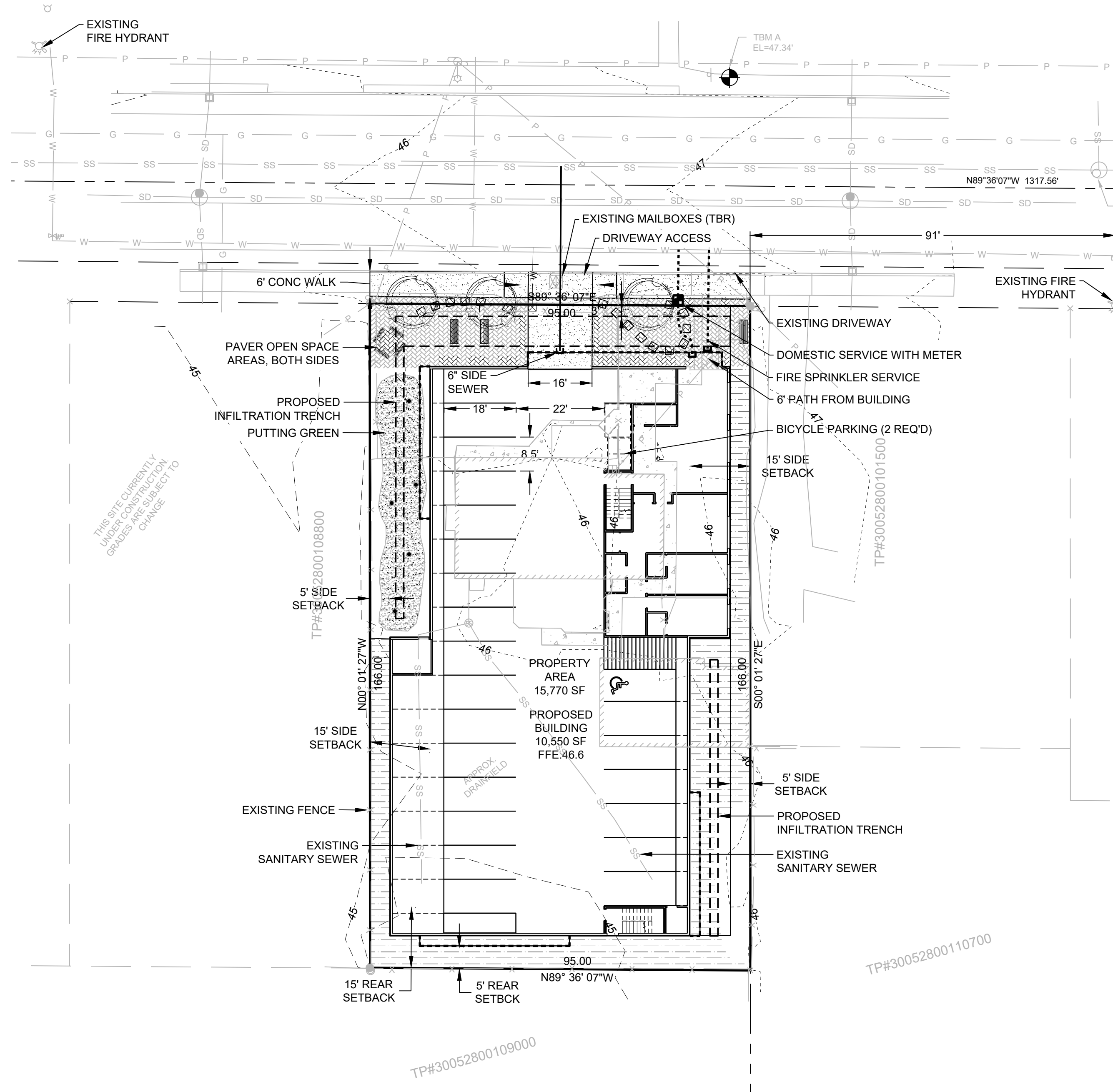
These covenants or restrictions shall be reviewed and approved by the Community Development Department and Marysville Fire District.

This **Administrative Multi-family Site Plan APPROVAL** is issued under [MMC 22G.010.150\(h\)](#). Administrative decisions may be appealed to the Hearing Examiner in accordance with [MMC Chapter 22G.010](#), Article VIII Appeals. Appeals must be filed within fourteen (14) calendar days of the date of Administrative Site Plan Approval.

**Signature:**  **Date:** April 17, 2023  
 Haylie Miller, CD Director

The above recommendation, including conditions of preliminary approval, are subject to change if the proposed phasing parameters, land uses or any other information provided by the applicant or their authorized representative proves inaccurate.

SECTION 28, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.



LEGEND

●	FOUND MONUMENT IN CASE	△	TRANSFORMER PAD	x	GROUND SHOT
○	FOUND IRON PIPE AS NOTED	□	MAILBOX	-x-x-x-	FENCE LINE
○	FOUND REBAR AS NOTED	⊥	SIGN POST	-g-	GAS LINE
⊕	FOUND PLAT MONUMENT	○ <sub>S</sub>	SEWER MANHOLE	-p-	POWER LINE
⊙	BENCH MARK	□ <sub>T</sub>	TELEPHONE PEDESTAL	-UP-	POWER LINE (UNDERGROUND)
▲	CONTROL POINT	□ <sub>J</sub>	JUNCTION BOX	-SS-	SEWER LINE
▣	CATCH BASIN	⊙	POWER POLE W/ U.G. FEED	-SD-	STORM DRAIN LINE
⊙	WATER VALVE	⊙	POWER POLE	-T-	TELEPHONE LINE
⊙	GAS VALVE	⊙	FIRE HYDRANT	-UT-	TELEPHONE LINE (UNDERGROUND)
⊙	LUMINAIRE	⊕	WATER METER	-W-	WATER LINE

REQUIRED PARKING

MMC TABLE 22C.080.230

USE CATEGORY	MIN SPACES PER UNIT	
1 BEDROOM	1.25	
2 BEDROOMS OR MORE	1.5	
2 @ 1 BEDROOM	2X1.25	2.5
9 @ 2 BEDROOM	9X1.5	13.5
5 @ 3 BEDROOM	5X1.5	7.5
TOTAL		23.5
PROVIDED		24

REQUIRED OPEN SPACE

MMC 22C.080.420(3)

USE CATEGORY	MIN OPEN SPACE PER UNIT	
1 BEDROOM	100 SF	
2 BEDROOMS OR MORE	150 SF	
2 @ 1 BEDROOM	200 SF	
14 @ 2,3 BEDROOM	2,100 SF	
TOTAL		2,300 SF
PROVIDED		2,300 SF

DENSITY CALCULATIONS

MMC 22C.080.140

MAXIMUM BASE DENSITY 28 DU/ACRE	0.362 X 28	10 UNITS
MAXIMUM DENSITY	0.362 X 45	45 DU/ACRE
		16

DIMENSIONAL STANDARDS

MMC 22C.080.140

	REQUIRED	PROVIDED
STREET SETBACK	0-10'	15'-7"
SIDE YARD SETBACK	0-15'	VARIES (5'-15')
REAR YARD SETBACK	0-15'	5'-7" MIN

PROPOSED DENSITY INCENTIVES

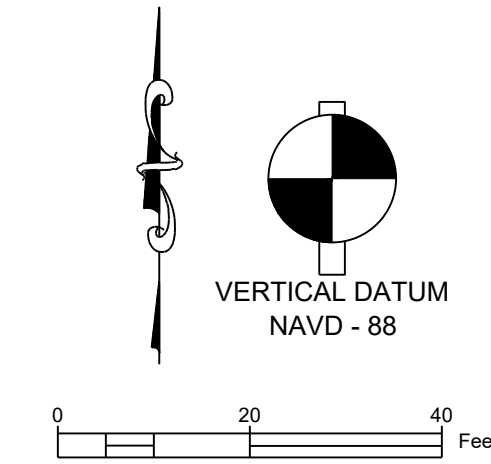
MMC 22C.090.030

BENEFIT	DENSITY INCENTIVE
3. COMMUNITY IMAGE AND IDENTITY	\$25,000 PER BONUS UNIT

BICYCLE PARKING CALCULATIONS

MMC 22C.130.060

5% OF OF NUMBER OF OFF-STREET AUTO PARKING SPACES	0.05 X 24	2 BICYCLE SPACES
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SITE INFORMATION

4726 72ND ST NE  
MARYSVILLE, WA 98270

TAX PARCEL  
30052800108700

PROPERTY AREA: 15,770 SF  
(0.36 ACRES)

NEW IMPERVIOUS 7,510 SF

REPLACED IMPERVIOUS 4,805 SF

TOTAL IMPERVIOUS 12,315 SF

POLLUTION GENERATING IMPERVIOUS 0 SF

DISTURBED AREA 13,850 SF

DATUM NAVD 88

BENCHMARK

PROJECT BENCHMARK: FOUND MONUMENT IN CASE AT THE INTERSECTION OF GROVE ST AND 47TH AVE.  
ELEV. = 43.40'

TBM A: FOUND MAG NAIL & YELLOW PLASTIC WASHER LOCATED IN THE NORTHERLY SIDEWALK ALONG GROVE STREET +/- 5' EAST OF A BUS STOP SIGN.

ELEV. =47.34'

VERTICAL INFORMATION DERIVED FROM MULTIPLE GPS OCCUPATIONS UTILIZING THE WASHINGTON STATE REFERENCE NETWORK.

LEGAL DESCRIPTION

THE EAST 95 FEET OF THE NORTH 196 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.

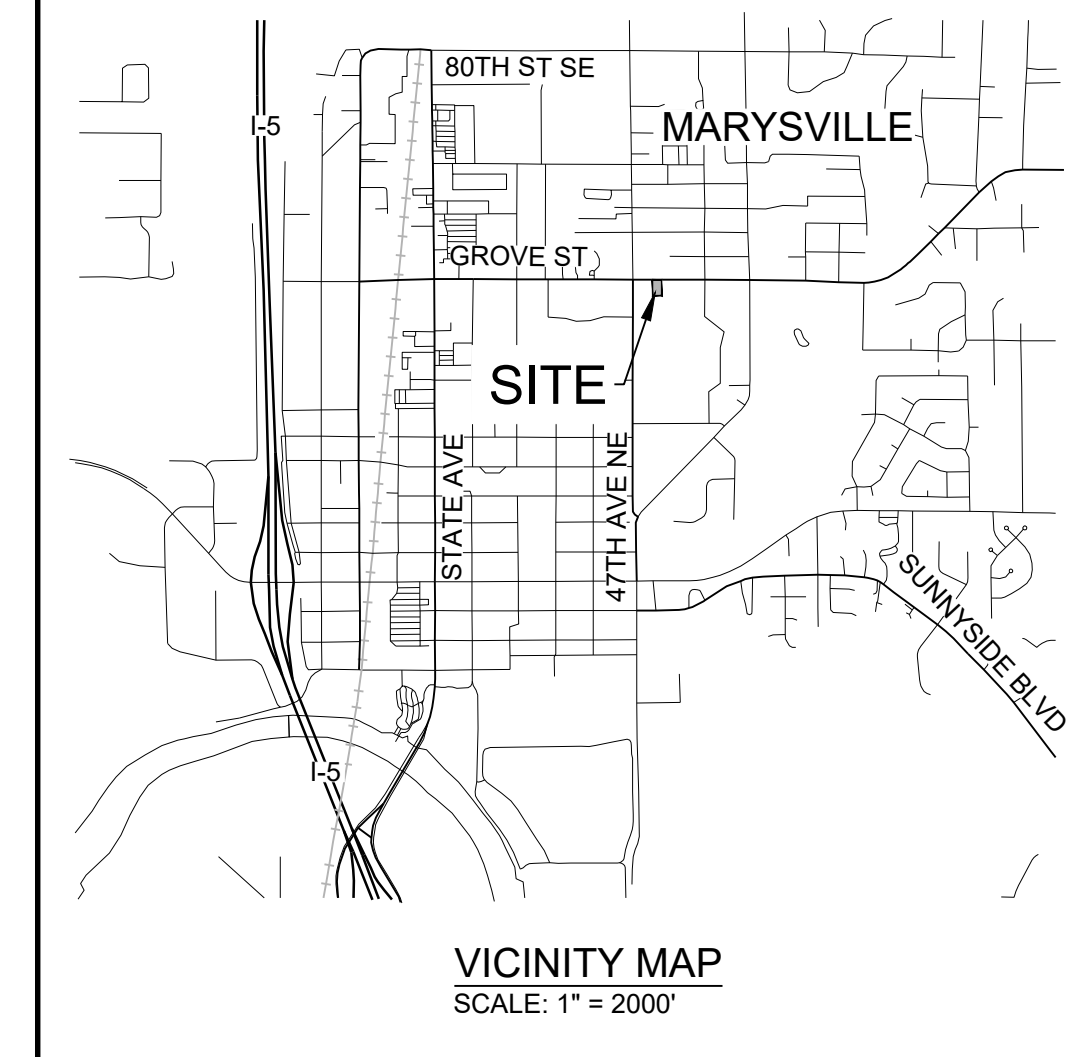
LESS 20 FEET FOR ROAD

LESS THE NORTH 10 FEET ADDITIONAL RIGHT OF WAY TO THE CITY OF MARYSVILLE PER STATUTORY WARRANTY DEED RECORDED UNDER AUDITORS FILE NUMBER 8212170191.

SITUATE IN THE CITY OF MARYSVILLE, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

BASIS OF BEARING

NORTH 89°36'07" WEST BETWEEN FOUND MONUMENTS ALONG THE CENTERLINE OF GROVE STREET.



CONTACT/OWNER

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HARMSEN

2822 COLBY AVE., SUITE 300  
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SUNRISE GROVE APARTMENT  
4726 72ND ST NE  
MARYSVILLE, WA 98270

PRELIMINARY  
SITE PLAN

DATE: 4/17/23

JOB #: 21-371



P1.0

PA23002