



COMMUNITY DEVELOPMENT DEPARTMENT  
501 Delta Avenue ♦ Marysville, WA 98270 ♦ (360) 363-8000

April 6, 2024

Gregory Menikoff  
Menikoff Design  
1326 5<sup>th</sup> Avenue, Suite 632  
Seattle, WA 98101

Re: Sunrise Grove Apartments – *Residential Density Incentives*  
PA23002 (B23-0244)

Dear Gregory,

The Community Development Department (CD) received your request to remove the Residential Density Incentive requirement in order to achieve six (6) bonus units, as outlined in the Findings and Conclusions Section 9.b. of the Administrative Site Plan Approval for Sunrise Grove Apartments, issued on April 17, 2023.

On November 14, 2023, Marysville City Council approved Ordinance No. 3295 amending the density requirements for the Flex Residential Zone from a base density of 28 units per acre and the maximum density of 45 units per acre through application of MMC Chapter 22C.090 *Residential Density Incentives* (RDI), to a minimum of 20 units per acre with no maximum density and removed the requirement requiring application of RDI in order to achieve additional units.

The Sunrise Grove Apartments proposes construction 16 apartment units on a 0.36 acre parcel. Based on the revised density provisions outlined in Ordinance No. 3295 the minimum density for this project is 7 units (20 units per acre x 0.36 acres) with no maximum density cap. The proposed density of the project is 44 units per acre (16 units / 0.36 acres), which complies with the density provisions of the Flex Residential Zone.

Therefore, CD recommends removing the requirement of RDI Benefit 3.a. and payment of \$150,000 to achieve 6 RDI bonus units. These fees have been removed from Building Permit B23-0244. If you have any questions, please contact me at 360.363.8207, or by e-mail at [cholland@marysvillewa.gov](mailto:cholland@marysvillewa.gov).

Sincerely,

***Chris Holland***

Chris Holland  
Planning Manager

ecc: Haylie Miller, CD Director  
Building Division  
NAN Homes, LLC