



ADMINISTRATIVE SITE PLAN APPROVAL

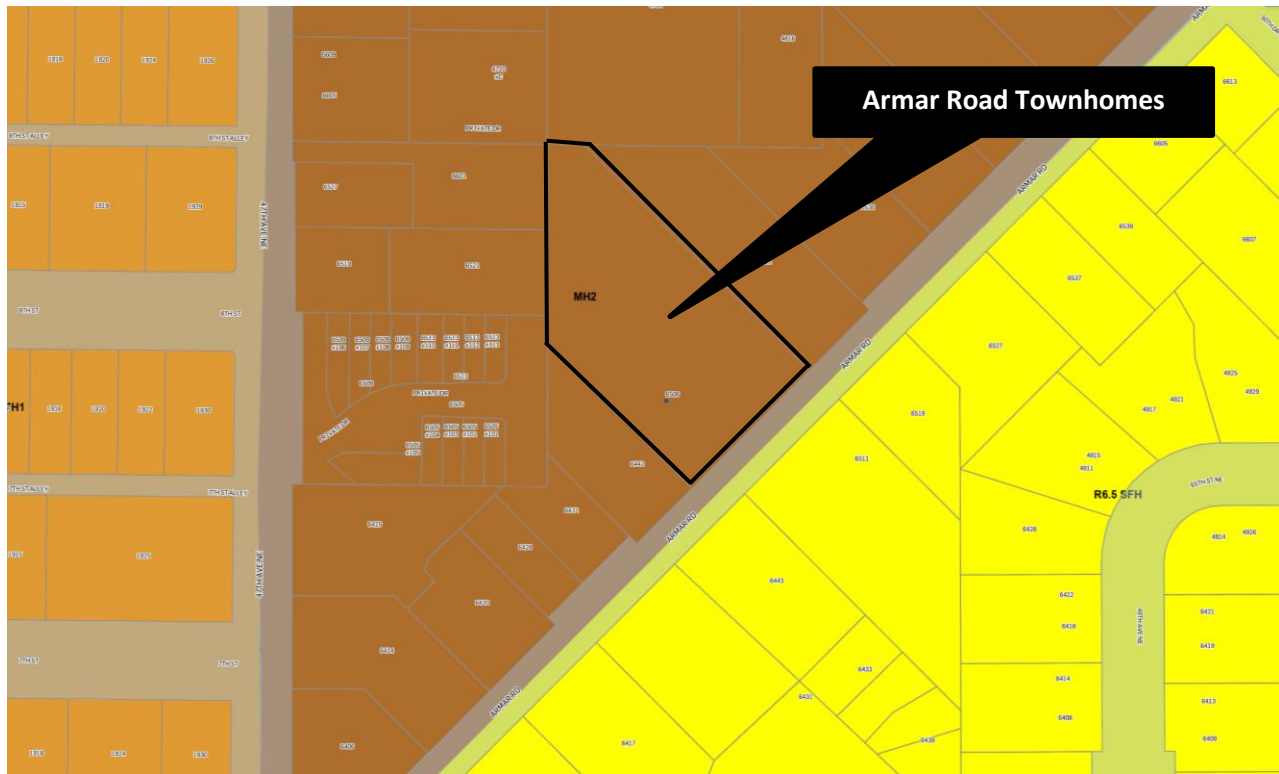
Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270
 Office Hours: Mon - Fri 8:00 AM - 4:30 PM ♦ Phone: (360) 363-8000

PROJECT INFORMATION									
Project Title	Armar Road Townhomes			Date of Report	May 26, 2023				
File Number	PA22-047			Attachments	Approved Site Plan (Exhibit 013)				
Administrative Recommendation	Approve the preliminary site plan, subject to the conditions of approval contained in Section 2.0.								
BACKGROUND SUMMARY									
Applicant	Balwant Singh/Elden McCall								
Request	Administrative Site Plan Approval in order to construct sixteen (16) townhome units on a single lot, and associated site improvements.								
SEPA Status	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> .								
Site Address	6506 Armar Road			APN(s)	30052800402700				
Acreage (SF)	0.97 acres (42,109 SF)			Section	28	Township	30	Range	05
Comprehensive Plan	Middle Housing 2	Zoning	MH2	Shoreline Environment			N/A		
Water Supply	Current	Proposed		Sewer Supply	Current		Proposed		
	Marysville	Marysville			Marysville	Marysville			
Present Use of Property	Site is developed with a single-family residence, outbuildings, and associated improvements.								
REVIEWING AGENCIES									
Marysville	Local Agencies & Districts			State & Federal		County		Other	
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input checked="" type="checkbox"/> Land Development <input type="checkbox"/> Parks <input checked="" type="checkbox"/> Planning <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> Public Works <input type="checkbox"/>	<input type="checkbox"/> Arlington (city) <input type="checkbox"/> Arlington Airport <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input type="checkbox"/> Frontier <input type="checkbox"/> Lake Stevens (city) <input type="checkbox"/> Lake Stevens SD 4 <input type="checkbox"/> Lakewood SD 306 <input checked="" type="checkbox"/> Marysville SD 25 <input checked="" type="checkbox"/> PUD No. 1			<input type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <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 <input type="checkbox"/> Teri McCann <input type="checkbox"/> Wendy Martinez	
ACTION									
<input checked="" type="checkbox"/> Administrative	<input type="checkbox"/> City Council	<input type="checkbox"/> Quasi-Judicial	<input type="checkbox"/> Planning Commission						
Date of Action	May 26, 2023	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Continued					
STAFF CONTACT									
Name Amy Hess	Title Senior Planner	Phone 360-363-8215	E-mail ahess@marysvillewa.gov						

SURROUNDING USES

	Comprehensive Plan	Zoning	Land Use
Site	Middle Housing 2	MH2	Single family residence
North	Middle Housing 2	MH2	Single family residence
East	Single Family High Density	R-6.5	Multifamily complex
South	Middle Housing 2	MH2	Single family residence
West	Middle Housing 2	MH2	Four-plex

Vicinity Map



- | | | | |
|--|--|-----------------------|---------------------------------|
| Community Business | General Industrial | Mixed Use | R12 Multi-Family Low |
| Community Business - Whiskey Ridge | Light Industrial | 88 - Mixed Use | R18 Multi-Family Medium |
| Downtown Core | Main Street | Neighborhood Business | R28 Multi-Family High |
| Flex | Middle Housing 1 | Open | R4.5 Single Family Medium |
| Flex Residential | Middle Housing 2 | Public-Institutional | R6.5 Single Family High |
| General Commercial | Midrise Multi-Family | Recreation | R8 Single Family High Small Lot |
| WR-R-6-18 Whiskey Ridge, Multi-Family Medium | WR-R-4-8 Whiskey Ridge, Single Family High | | |

1.0 FINDINGS AND CONCLUSIONS

1. Description of Proposal

The applicant is requesting administrative site plan approval in order to construct a 16-unit townhome development and associated site improvements.

2. Project History

An application was filed on December 15, 2022 and was deemed complete on March 17, 2023. Public notice of application was provided in accordance with MMC 22G.010.090.

3. Site Location

The subject property is located at 9605 Armar Road and is identified as Assessor's Parcel Number (APN) 30052800402700.

4. Site Description

The project site is approximately 1.0 acre in size. The site is nearly level to slightly sloping downward in multiple directions with limited relief.

The site is bordered by single-family residences to the north and south, a four-plex to the west, and a multi-family complex across Armar Road to the east.

The subject property is zoned Middle Housing 2 (MH2), as are surrounding properties to the west, south and north. Property to the east is zoned R-6.5 Single-family High Density (R-6.5 SFH).

5. Public Comments

Staff received written comments from one party. Below is a summary of comments along with Staff's response.

- a. Opposition to project related to traffic, parking, setbacks, allowable impervious surface, and property value. Specifically, traffic on Armar Road has already increased and the speed limit is ignored, making pedestrian traffic unsafe. Additional vehicle trips would result in a definite impact to traffic concerns and add to existing problem.

Staff Response: The City's Traffic Engineer reviewed this proposal to ensure compliance with level of service standards, among other standards. The project will include frontage improvements along the property which would include bike lane, planter strip and sidewalk, improving pedestrian safety. The City will be completing a project to retrofit the stormwater facilities within Armar Road to improve treatment and quality of stormwater in Allen Creek. Due to this, the City has allowed the applicant to utilize a cash in-lieu of construction for frontage improvements to better align timing of the City project and improvements for this project.

There are building design standards in place for new developments within the Downtown Master Plan (DMP) area. We do not yet have proposed elevations for future homes on this lot, but they will be reviewed for compliance with those design standards once building permits are submitted. The Design Standards in the DMP include promoting compatibility between development and uses. This gives staff some leverage when reviewing proposed building

design. Staff will be sure to consider the adjacent uses during review, and request design features which are compatible with existing uses.

There are no market indicators which point to reduced property value due to redevelopment of nearby properties.

In response to your questions related to impervious surface, the bulk and dimensional standards, including allowable impervious surface, were revised with the update to the Downtown Master Plan and can be viewed [here](#). The project property is zoned Middle Housing 2 (MH2). In the MH2 zone, there is no maximum percentage standard for impervious surfaces; however, the impervious surfaces will be limited by setbacks, required landscaping and open space, compliance with stormwater management provisions (see [City of Marysville Storm Water Design Manual](#)), market conditions, and compliance with other zoning and site design regulations. The street setback for this project is 20 feet. Open space is required at a rate of 200 square feet for each unit exceeding 2 bedrooms, in addition to the required building setbacks and landscape buffers. Parking, garbage facilities, and mechanical equipment are all required to be screened with landscaping, which will contribute to less impervious surface.

- b. Proposed parking will not allow for visitors and will contribute to on-street parking, which will impede safe pedestrian traffic. On-street parking is a daily hindrance to school children and school bus drivers.

Staff Response: The proposal has demonstrated compliance with parking standards outlined in [MMC 22C.080.230](#), providing thirty-two total parking spaces, as required by code.

The project frontage will be improved to meet the street standard required by the Downtown Master Plan, which will include bike lanes, planter strip, and 6' sidewalk. These improvements will allow for safe improved safety of pedestrians, providing a planter strip buffer between pedestrians and traffic.

The City will be completing a project to retrofit the stormwater facilities within Armar Road to improve treatment and quality of stormwater in Allen Creek. Due to this, the City has allowed the applicant to utilize a cash in-lieu of construction for frontage improvements to better align timing of the City project and improvements for this project.

- c. Project is not conducive with current single-family residences on large lots with large setbacks and traditional standards already present.

Staff Response: In order to comply with the Growth Management Act (GMA) and required additional residential capacity, the City recently updated its Downtown Master Plan, which included re-zoning many properties to allow for redevelopment at a higher density. The project complies with the permitted uses, allowable density, and required setbacks for the zone. Additionally, the proposed buildings will be set back 20 feet from the edge of right of way. Compliance with building design standards outlined in the Downtown Master Plan will be required prior to building permit issuance.

- d. Multi-family project will reduce property values in the neighborhood. The increase in the number of renters in any area is a contributing factor to reduced property values.

Staff Response: There are no market indicators which point to reduced property value due to redevelopment of nearby properties.

- e. Impervious surface standards. Have these changed with recent rezone, is this project exempt from those standards?

Staff Response: The applicant is required to comply with the current bulk and dimensional standards, including impervious surface limitations, outlined in [MMC 22C.080.140](#). The current standards were adopted with the change in zoning that occurred with the adoption of the Downtown Master Plan update.

- f. Lastly, my neighbors and I are still quite stymied in understanding how the rezoning of this area, a substantial rezoning, was changed in 2021 without any direct contact or notification to the property owners. I am fully aware these notices are placed in the paper, on the City website and in Council and Planning Commission minutes, but for the average citizen, that means nothing. Many of us do not have the time or diligence to monitor the land and economic development of the City. We assume those that are leading the City on our behalf will keep the citizens best interest in mind. We trust we will be apprised of changes that may impact us and our property, our lifestyle. I believe had the neighborhood been sufficiently and directly notified, the project would not be at the stage it is now. You would have found that the majority, if not all of the residents are not pleased and would have offered an adverse reaction to the rezoning and this project moving forward.

Staff Response: The Downtown Master Plan update provided notice in accordance with [MMC 22G.020.060 Public notice and public hearings](#). The zoning changes that accompanied the Downtown Master Plan update were area-wide (covering a broad area), so site specific notices were not required. The City offers a service known as 'Notify Me' in which you can sign up to be notified via email and/or text for a range of different City projects, developments, alerts, events, etc.

6. Agency Comments

A *Request for Review* of the proposed development was sent to the following Local, County, State & Federal Agencies and Districts:

- a. Marysville Fire District: *Plans do not show proposed water main extensions or fire hydrants. Water main extension with approved fire hydrants onsite will be required. All townhomes will require sprinklers.*

Additional comments related to fire code compliance for this project are noted below:

1. *The project shall comply with current fire code requirements (2018 IFC) including WA State and local City of Marysville amendments to the fire code, city design standards, and applicable NFPA standards, including IFC Chapter 33 and NFPA 241 construction codes.*
2. *Any fire code required construction permits (IFC section 105.7) are obtained through Marysville Community Development at 501 Delta Avenue.*
3. *Fire marshal approval of fire access and fire hydrant/water supply systems is required as part of the civil construction plan review and approval process.*

4. *It is the developer's responsibility to see that adequate water for fire protection is attainable. The minimum required fire flow is determined using IFC Appendix B, and depends upon building sizes, construction types, and sprinkler systems. Proof of fire flow will be required. Documentation/certification of available water supplies for providing the required fire flows is required for final approval of the water system for this project and prior to building construction. Check with the city Public Works Dept. for water system information.*
5. *The minimum required fire flow for hydrants protecting MF buildings is 1,500 gpm.*
6. *Maximum hydrant spacing for the proposed use is 300' apart.*
7. *Fire hydrants shall be provided in approved locations. Fire hydrants on an approved water main extension are required within the site for this development. Provide water main extensions with hydrants along the new roadways and at all road intersections in approved locations, with maximum spacing of 300 feet apart. Fire hydrants with approved water supply must be in service prior to building construction.*
8. *Fire hydrants shall comply with city Water Design Standard 2-060 Hydrants, including 5" Storz fittings, with blue reflective hydrant markers to be provided in the roadways, located four inches off the centerline on the hydrant side of the road.*

- b. Snohomish County PUD: *No comments received.*
- c. DAHP: *No comments received.*
- d. Stillaguamish Tribes: *No comments received.*
- e. Tulalip Tribes: *No comments received.*
- f. Marysville School District: *No comments received.*

7. Critical Areas

There are no critical areas located on the subject property or within 300 feet of the subject property.

8. SEPA

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.

9. Access/Circulation

Access to the development will be private in nature, and come from Armar Road. Access will be provided via a 26-foot access easement, with 20 feet of pavement. Turnaround provisions will be provided using the intersection of the private access road to units 1-5 and units 6-16 as a 'hammerhead', as approved by the Fire Marshall. The hammerhead shall meet the Standard Plan specifications in the Engineering Development and Design Standards (EDDS).

The City will be completing a project to retrofit the stormwater facilities within Armar Road to improve treatment and quality of stormwater in Allen Creek. Due to this, the City has allowed the applicant to utilize a cash in-lieu of construction for frontage improvements to better align timing of the City project and improvements for this project.

10. Traffic Concurrency

According to the Institute of Transportation Engineers Trip Generation Manual, Land Use Code 215: Single-Family Attached Housing generates 7.20 average daily trips (ADT) and 0.57 PM Peak hour trips (PMPHT) per unit. The proposed development is anticipated to generate a total of approximately 9.12 PMPHT's.

Based on review of existing conditions and anticipated trip generation, as well as other applicable supplemental information submitted with the application and on file with the City, the City Engineer made a traffic concurrency recommendation to the applicant dated May 24, 2023 (Exhibit 014). The traffic concurrency recommendation included the following condition to mitigate traffic impacts:

- a. 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. The Armar Road Townhomes development will generate 8.12 new PMPHT. Traffic impact fees shall be vested at a rate of \$6,300, per PMPHT. The traffic impact fees for this proposal is estimated to be \$51,156.00 (8.12 PMPHT x \$6,300). Credit for one (1) PMPHT shall be given for the existing single-family residence.
- b. The applicant shall be required to dedicate public right-of-way in order to accommodate the build-out of Armar Road 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.
- c. The applicant shall be required to construct frontage improvements along Armar Road, consistent with Engineering Design and Development Standards (EDDS). Staff has agreed to cash-in-lieu of construction of these improvements. Costs of improvements will be determined at the time the applicant enters in to the cash-in-lieu agreement with the City. Overhead utilities shall be undergrounded.

The applicant submitted a written response, dated May 25, 2023 (Exhibit 015), agreeing to the development's traffic impacts and mitigation measures.

Pursuant to [MMC 22D.030.070\(6\)\(a\)\(ii\)](#), the traffic concurrency determination and the project's impacts and mitigation obligations shall expire on May 24, 2028.

11. Utilities

Utilities are proposed to be provided as follows:

- a. Storm Drainage – The development proposes to convey stormwater runoff from the existing road will discharge to the existing storm drainage system along Armar Road. All other runoff is proposed to be conveyed and discharged into a proposed infiltration trench located in private road identified as 'Road B' on site. Pursuant to [MMC Chapter 14.15](#), a stormwater pollution prevention plan (SWPPP) and subsequent installation of an approved stormwater management system are required.

- b. Water – The applicant is proposing to connect to the 8” water main in Armar Road, and extend on site to serve the development.
- c. Sewer – The applicant is proposing to connect to the existing 8-inch sewer main that is currently located in Armar Road. This sewer main will be extended on site to serve the development.

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

Undergrounding of existing overhead utilities is a requirement of new developments.

12. Application Review: [MMC Chapter 22G.010.140\(3\)](#) requires the city to determine whether or not the project meets 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: Pursuant to MMC 22C.080.120, townhomes are permitted outright in the MH2 zone.

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

Staff Comment: Residential uses are permitted at a base density of 18 d.u. per acre with no maximum density. This project proposes a density of 16.5 units per acre (16 units/0.97 net project acres = 16.5), which complies with the base density allowance.

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

Staff Comment: The Comprehensive Plan designation for the subject property is Middle Housing 2. The proposed development and subsequent use of the property will be consistent with the pertinent development policies outlined in the Marysville Comprehensive Plan, as conditioned herein.

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

LAND USE ELEMENT

General Development Land Use Policies

Policies: LU-5, LU-9, LU-11

Residential Land Use Policies

Policies: LU-25, LU-26, LU-28

ENVIRONMENTAL ELEMENT

Earth Goals and Policies

Policies: EN-19, EN-21

Water: Quality, Wetland and Watershed Protection, Storm Water Runoff, Drainage, Shoreline Goals and Policies

Policies: EN-38

TRANSPORTATION ELEMENT

Mobility Options

Policies: T-25, T-26

Sustainable Transportation Systems and the Environment

Policies: T-34

Level of Service Standards and Concurrency

Policies: T-41

UTILITIES ELEMENT

Policies: UT-3, UT-5, UT-8, UT-10

PUBLIC FACILITIES & SERVICES ELEMENT

Police, Fire, Library

Policies: PS-1, PS-3, PS-9, PS-10, PS-11

Water, Sewer, Storm Drainage, Solid Waste

Policies: PF-1, PF-2, PF-7, PF-9, PF-23

d. Development Standards.

Staff Comment: The project site is currently zoned Middle Housing 2 (MH2). The purpose of the Middle Housing 2 zone is to encourage infill housing, especially “missing middle” building types and low-rise apartments.

The proposed development and subsequent use of the property will comply with the intent of the MH2 zone, and as conditioned herein, will meet all of the applicable development outlined in Title 22 MMC, *Unified Development Code*.

13. In-House Days

Pursuant to MMC Section 22G.010.200, a final decision on the application shall be made within 120 days from the date of the letter of completeness. A decision on the application was made twenty-six (26) in-house days from the date of completeness.

2.0 RECOMMENDATION

Based on the foregoing findings and conclusions, and review of the City’s regulatory authority to implement the policies, standards, and regulations of the Comprehensive Plan and MMC, the Community Development Director hereby grants Preliminary Site Plan Approval for Armar Road Townhomes, subject to the following conditions:

1. The preliminary site plan (Exhibit 013) shall be the approved preliminary site plan layout.
2. Automated residential fire sprinkler systems shall be installed in all units and a fire sprinkler plan shall be provided at the time of building permit submittal.
3. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with the Site Design standards outlined in [MMC Chapter 22C.080 Article V](#) as follows.
 - a. MMC 22C.080.410, *Side and rear yard setbacks*.

- b. MMC 22C.080.420, *On-site open space and recreation space (including detailed calculation and amenity detail)*.
 - c. MMC 22C.080.430, *Pedestrian-oriented spaces*.
 - d. MMC 22C.080.440, *Internal pedestrian access and design*.
 - e. MMC 22C.080.450, *Service areas and mechanical equipment*.
 - f. MMC 22C.080.460, *Site lighting*.
4. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with the Building Design standards outlined in [MMC Chapter 22C.080 Article VI](#) as follows.
- a. MMC 22C.080.510(2), *Building massing and articulation – Façade Articulation*.
 - b. MMC 22C.080.510(3), *Building massing and articulation – Maximum Façade Length*.
 - c. MMC 22C.080.510(4), *Building massing and articulation – Roofline Modulation*.
 - d. MMC 22C.080.520(2), *Building Details, Façade Details*.
 - e. MMC 22C.080.520(3), *Building Details, Window Design Standards*.
 - f. MMC 22C.080.520(4), *Building Details, Cornice/Roofline Design*.
 - g. MMC 22C.080.520(5), *Building Details, Articulated Building Entries*.
 - h. MMC 22C.080.530, *Building Materials*.
 - i. MMC 22C.080.540, *Blank wall treatment*.
5. Prior to building permit issuance, the applicant shall establish and designate paved/screened location for garbage and recycle totes for units 1 and 5. These areas shall be large enough to accommodate both totes and shall be screened from view. These areas shall be depicted on the civil construction plans and installed prior to final inspection being granted.
6. 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 for the development as set forth in MMC 22D.030.070(3). Traffic impact fees shall be vested at a rate of \$6,300.00 per new PM peak hour trip (PMPHT). The estimated impact fee is \$51,156.00. Calculation: (16 units x 0.57 trips per unit = 9.12 trips) – (1 trip SFR credit) = 8.12 trips).
7. The applicant shall submit payment to the City of Marysville for park impacts caused by the development pursuant to Chapter [22D.020 MMC](#). 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. The applicant shall submit payment to City of Marysville School District No. 25 for school impacts caused by the multi-family development pursuant to Chapter [22D.040 MMC](#). School impact fees will be based on the fee schedules in effect at the time an individual building permit application is accepted by the City.
9. The applicant shall be required to dedicate public right-of-way in order to accommodate the required frontage improvements along Armar Road, 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. Dedication shall be required prior to granting occupancy permits.

10. Prior to granting occupancy permits, declaration or covenants shall be required to be recorded with the Snohomish County Auditor, including provisions which address the following:
 - a. Maintenance of the common areas, 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, along with enforcement mechanisms for these provisions.
 - c. If the garage units are used for the required parking calculations, then a covenant shall be required that the garage facilities are used for parking of vehicles (only) and not used for storage.


These covenants or restrictions shall be reviewed and approved by the Community Development Department prior to recording.

11. All mechanical equipment shall be organized, proportioned, detailed, screened, landscaped (with decks or terraces) and/or colored to be an integral element of the building and minimize visual impacts from the ground level of adjacent streets and properties. For example, screening features should utilize similar building materials and forms to blend with the architectural character of the building.
12. 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.120](#) as well as open space amenity details in compliance with [MMC 22C.080.420](#).
13. Prior to civil construction plan approval, applicant shall demonstrate compliance with parking standards outlined in [MMC 22C.130](#) and [MMC 22C.080.230](#). This may include specially marked pavement in areas where vehicular and pedestrian traffic may conflict.
14. Where pedestrian paths traverse a drive aisle, they shall be constructed of stamped/decorative concrete.
15. All power lines, telephone wires, television cables, fire alarm systems and other communication wires, cables or line shall be placed underground either by direct burial or by means of conduit or ducts providing service to each building.
16. If at any time during construction archaeological resources are observed in the project area, work shall be temporarily suspended at that location and a professional archaeologist shall document and assess the discovery. The Department of Archaeology and Historic Preservation (DAHP) and all concerned tribes shall be contacted for any issues involving Native American sites. If project activities expose human remains, either in the form of burials or isolated bones or teeth, or other mortuary items, work in that area should be stopped immediately. Local law enforcement, DAHP, and affected tribes shall be immediately contacted. No additional excavation should be undertaken until a process has been agreed upon by these parties, and no exposed human remains should be left unattended.

Prepared by: *Amy*

Reviewed by: *Chris*

This **Administrative 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:** May 26, 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.