



ADMINISTRATIVE BINDING SITE PLAN (BSP) AND PLANNED RESIDENTIAL DEVELOPMENT (PRD) APPROVAL

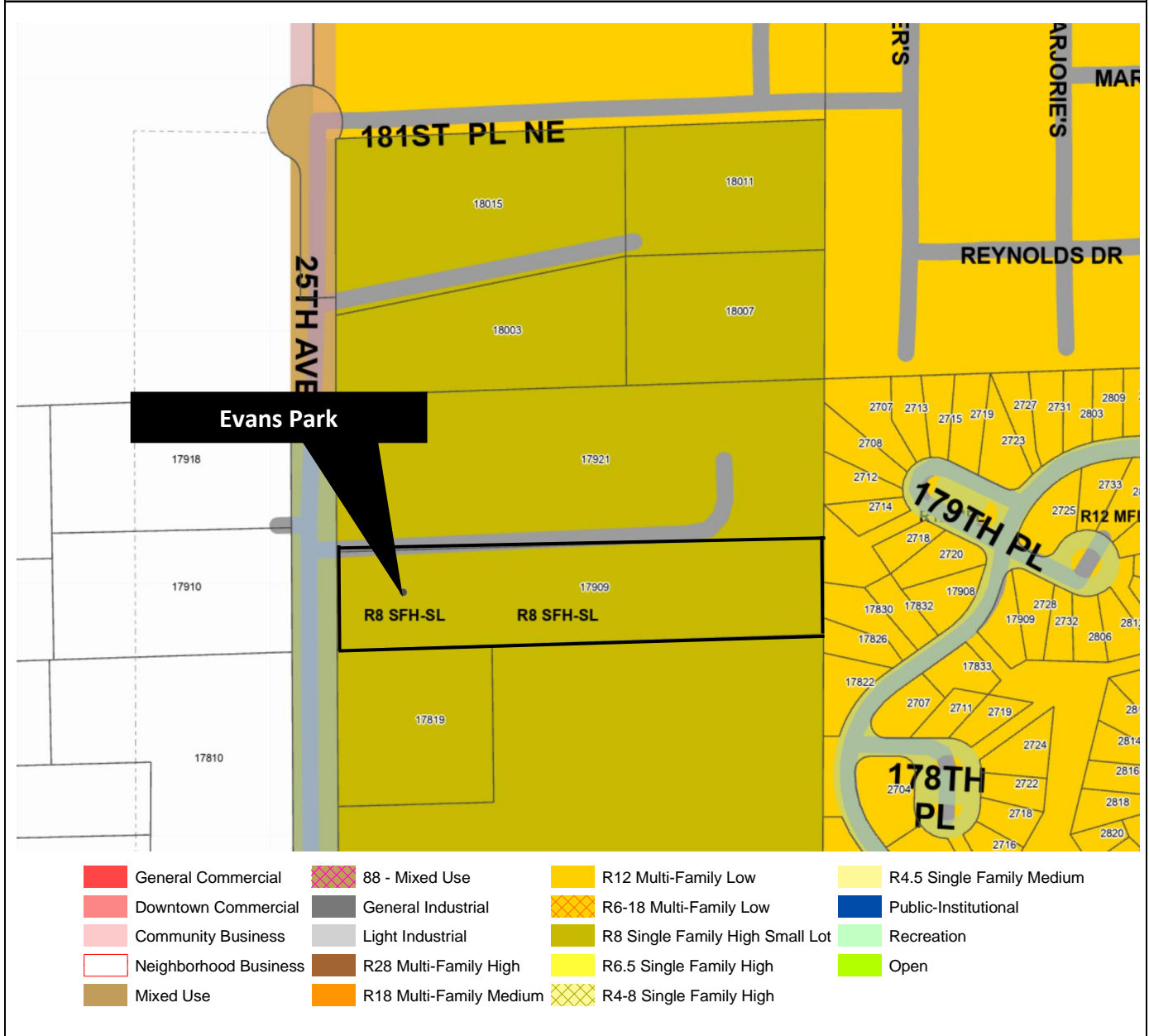
Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Mon - Fri 7:30 AM - 4:00 PM

PROJECT INFORMATION									
Project Title	Evans Park			Date of Report	May 11, 2022				
File Number	PA22-003			Attachments	Preliminary BSP/PRD Map (Exhibit 24)				
Administrative Recommendation	Approve the Administrative Binding Site Plan (BSP) and Planned Residential Development (PRD) request to allow construction of a 13-lot single-family detached residential PRD subject to the conditions contained in Section 2.0.								
BACKGROUND SUMMARY									
Applicant	Huseby Homes								
Request	Administrative BSP and PRD approval in order to subdivide a 1.92-acre property into 13 single-family detached lots.								
SEPA Status	Pursuant to MMC 22E.030.090(1)(a), this proposal is categorically exempt from SEPA review.								
Location	17909 25 th Avenue NE			APN(s)	31052000301500				
Acreage (SF)	1.92 acres (83,492 SF)			Section	20	Township	31	Range	05
Comprehensive Plan	SFH-small lot	Zoning	R-8	Shoreline Environment			N/A		
Water Supply	Current	Proposed		Sewer Supply	Current		Proposed		
	Private (well)	Marysville			Private (septic)	Marysville			
Present Use of Property	Single Family Residence and associated outbuildings.								
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"/> Engineering Services <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 checked="" type="checkbox"/> Community Transit <input type="checkbox"/> Lake Stevens SD 4 <input checked="" type="checkbox"/> Lakewood SD 306 <input type="checkbox"/> Marysville SD 25 <input checked="" type="checkbox"/> PUD No. 1 <input checked="" type="checkbox"/> Comcast <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"/> WUTC <input type="checkbox"/>		<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"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input checked="" type="checkbox"/> Tulalip Tribes <input checked="" type="checkbox"/> Stillaguamish Tribe <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
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 11, 2022	<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	Single Family High Density Small Lot	R-8	Single Family Residence
North	Single Family High Density Small Lot	R-8	Church under construction and SFR
East	Multi-Family Medium Density	R-12	Single Family Residences
South	Single Family High Density Small Lot	R-8	Single Family Residences
West	Snohomish County	Rural-5 acre	25 th Avenue and Single family residences

Vicinity Map



1.0 EVALUATION

1. Description of Proposal

Huseby Homes, applicant, has requested preliminary Binding Site Plan (BSP) and Planned Residential Development (PRD) approval in order to subdivide a 1.92 acre property into 13 single family lots. The project will include construction of the plat road (Road A), installation of utilities, and other site improvements. The existing single-family residence and associated outbuildings will be demolished.

2. Project History

An application was filed on March 17, 2022 and was deemed complete on March 22, 2022. Public notice was provided in accordance with MMC 22G.010.090, *Notice of development application*. As of the date of this recommendation, no written or verbal comments have been received.

3. Project Location

The proposed project is located on the east side of 25th Avenue NE, at a site address of 17909 25th Avenue NE, and is identified by Assessor’s Parcel Number (APN) 31052000301500.

4. Site Description

The subject property is approximately 1.92 acres and is rectangular in shape. The sites topography is relatively level with very mild slopes to the west toward 25th Avenue along the western boundary of the site, with slopes of three percent or less. The property consists of primarily lawn in the western portion and is forested with a mix of native and invasive species on the eastern portion. According to the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NCRS), on-site soils primarily consist of Lynnwood loamy sand. A single family residence and associated outbuildings are proposed to be demolished.

5. Critical Areas

The applicant submitted a critical areas reconnaissance prepared by Wetland Resources, Inc. dated January 6, 2022 (Exhibit 7). Wetland Resources, Inc. investigated the subject property on December 15, 2021 to determine the presence or absence of critical areas on site. After review of aerial photos, City of Marysville critical areas maps, and on site investigation, no critical areas were discovered on site or within close proximity. The nearest wetlands mapped are over a half mile to the southwest, south of 172nd Street NE.

6. Access and Circulation

Primary access to the subdivision will be via a new plat road (Road A) off of 25th Avenue NE. All lots will take access from the new plat road; no direct access from individual lots onto 25th Avenue NE will be permitted. Road B shall be connected to the stub of 26th Drive on the parcel to the south. Applicant shall ensure a smooth transition of grades between sites.

7. Traffic Impacts

A traffic impact analysis (TIA) was prepared by Gibson Traffic Consultants (GTC), dated December 8, 2021 (Exhibit 11). According to the TIA, the proposed development would generate approximately 132 new average weekday daily trips with approximately 10 AM peak-hour trips (AMPHT) and 14 PM peak-hour trips (PMPHT). This application is categorically exempt from SEPA review; therefore, analysis was not required for possible impacts to Snohomish County or Washington State Department of Transportation

facilities. The TIA assumed the project would consist of 15 single-family residences, rather than the 13 proposed in the actual application.

The City's Public Works Director and Traffic Engineer Manager reviewed the TIA, and issued a written concurrency recommendation dated April 28, 2022 (Exhibit 19) informing the developer of the project's impacts and mitigation obligation pursuant to Chapter 22D.030, *Traffic Impact Fees and Mitigation*. Pursuant to MMC Section 22D.030.070(1)(d), an applicant is required to make a written proposal for mitigation of traffic impacts to the Public Works Director, based on the concurrency recommendation. The applicant provided a written acceptance of the concurrency recommendation (Exhibit 20) on April 28, 2022, consistent with the requirements in MMC 22D.030.070(1)(e). The conditions of concurrency determination are as follows:

- a. The applicant shall be required to construct frontage improvements along 25th Avenue NE and internal plat roads, prior to final plat approval. Roadway improvements, channelization, site access and lighting plans will be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
- b. The applicant shall be required to dedicate public right-of-way in order to accommodate and construct the required roadways and frontage improvements for internal plat roads 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. 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. The traffic impacts fees for this proposal are estimated to be \$75,600 (12 PMPHT x \$6,300).
- d. The applicant is responsible for ensuring an even transition between the subject property and the property to the north.

Pursuant to MMC Section 22D.030.070(6)(a)(ii), the traffic concurrency determination and the project's impact fees and mitigation obligations shall expire upon expiration of the subdivision.

8. Park Impacts

Pursuant to MMC Section 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.

9. School Impacts

Pursuant to MMC Section 22D.040, the applicant shall mitigate school impacts through the payment of the school impact fee in effect at the time of building permit issuance. Lakewood School District No. 306 serves the subject property.

10. Utilities

Utilities are proposed to be provided to the site as follows:

Storm Drainage: According to the *Preliminary Drainage Report* prepared by LDC, Inc. dated March 2022, the proposed project will provide drainage improvements consistent with the 2012 Department of Ecology (DOE) *Stormwater Management Manual for Western Washington*, amended 2014. The project is proposing to collect and infiltrate runoff using a combination of an infiltration gallery and bioretention cells. One system will be a bioswale system located within the ROW planter strip. This will take runoff from

the onsite roadway pavement, sidewalk, and lot driveways. The second system will take runoff from roof drains and lots in infiltrate in Tract 999.

Water: The existing water in 25th Avenue NE can be found on record drawing W743. The water mains are required to be extended into the project within the new ROW. Sufficient capacity exists to support the proposed development.

Sewer: The existing sewer in 26th Drive NE shall be extended on site to serve the development.

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

11. **SEPA**

The project is exempt from SEPA per MMC 22E.030.090(1)(a).

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

- a. *Lakewood School District 306:* No comments received.
- b. *Snohomish County Public Works:* Snohomish County Public Works concurs with the distribution and the conclusion that this development will not impact any county capital improvement projects or county road with three or more directional peak hour trips. Therefore, no mitigation and no offer is required of this development to the county under the county/city interlocal agreement.
- c. *Snohomish PUD:* No comments received.
- d. *Stillaguamish Tribe:* Request notification of ground disturbance, in this case, removal of the old home; clearing and grubbing; and trenching for utilities.
- e. *Tulalip Tribes:* No comment.
- f. *Ziply:* No comments received.
- g. *Washington State Department of Transportation:* No comment.
- h. *Marysville Fire District:* Plans show construction of new half-street roadway for access to the lots, connecting to the new roadway to the south. **26th Drive must be connected prior to any SFRs being built, if not connected, lots 8-13 must have fire sprinklers and an approved turnaround provided on road B.**

Residential fire sprinkler systems may be required for the lots per MMC 9.04.503.1.5, if the road access does not meet the MMC requirements for separation, and the total the number of homes served by the roadway system exceeds 30. The connecting roadway system is not shown on the plans submitted. Access proposed appears acceptable. **The access for lots must comply with the city EDDS and fire code requirements.**

Plans show proposed water main extensions and fire hydrants. Water main extension with approved fire hydrants will be required. Hydrants should be provided at all intersections, and along all roadways, with maximum 600' spacing between hydrants allowed. Fire hydrants are shown at intersection of 25th AVE and Road A, and at the corner of Road A and road B, spacing appears adequate.

No information about available fire flow is provided for any fire hydrants near this site. The minimum fire flow required for the site is 1,000 gpm for SF residential use.

Additional comments related to fire code compliance for this project follow:

1. The project shall comply with the current fire code requirements (2018 IFC) including WA State and local City of Marysville amendments to the fire code.
2. 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.
3. 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.
4. The minimum required fire flow for hydrants protecting SFR dwellings is 1,000 gpm (with 20-psi minimum residual pressure) for dwellings not exceeding 3,600 SF fire area.
5. The minimum required fire flow for dwellings exceeding 3,600 SF fire area is 1,500 gpm.
6. Maximum hydrant spacing for the proposed SF use is 600' 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 roadway- at both ends of the roadway, in approved locations, with maximum spacing of 600 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.

Staff comment: Fire District comments will be addressed during civil construction plan and building permit review, as applicable.

13. 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:

- 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.020.060, single-family residences and associated infrastructure are permitted outright in the High Density Single-Family Small Lot, R-8 zone.

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

Staff Comment: The base density allowed in the R-8 zone is 8 dwelling units per net project acre for detached single-family residences. The base density allowed for the proposed development is 12 units (1.54 net project acres x 8 = 12.32 which rounds to 12 units). Residential Density Incentives (RDI) can be pursued within a Planned Residential Development. The applicant is proposing to utilize RDI 7.c, Installation of perimeter fencing, in order to achieve one (1) additional bonus unit, for a total of 13 lots.

$$\text{Base Density (8 d.u. per acre)} = 12 \quad (1.54 \text{ acres} \times 8)$$

RDI Calculation

Benefit 7c: Perimeter fencing = 1.6 (816 LF/500)

Total Allowed Units = 13 (12 base + 1 RDI)

The proposed development is proposing a density of 8.44 dwelling units per acre (13 dwelling units per net acre/1.54 net acres) which complies with the density allowance outlined in MMC 22C.010.080(2).

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

Staff Comment: The Comprehensive Plan designation for the subject property is High Density Single Family Small Lot. The proposed subdivision 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 Goals & Policies

Policies: LU-3, LU-5, LU-6, LU-10

Residential Land Use Goals & Policies

Policies: LU20, LU-21, LU-22, LU-23, LU-25, LU-26, LU-28, LU-29, LU-30, LU-31 and LU-33

Single-family Land Use Goals & Policies

Policies: LU-40, LU-41, LU-42, LU-43

HOUSING ELEMENT

Housing Policies

Policies: HO-2, HO-7, HO-19, HO-21, HO-25

ENVIRONMENTAL ELEMENT

General Environmental Goals and Policies

Policies: EN-1 and EN-8

Earth Goals and Policies

Policies: EN-16, EN-18, EN-19, EN-21

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

Policies: EN-27, EN-28, EN-32, EN-38

Cultural Resources Goals and Policies

Policies: EN-48

TRANSPORTATION ELEMENT

Transportation System Efficiency and Safety

Policies: T-7 and T-8

Mobility Options

Policies: T-25, T-26, T-27, T-29

Sustainable Transportation Systems and the Environment

Policies: T-36, T-39

Level of Service Standards and Concurrency

Policies: T-40, T-42

Financing and Implementation

Policies: T-48

PARKS AND RECREATION ELEMENT

Policies: PK-9, PK-11, PK-12, PK-13, PK-14

UTILITIES ELEMENT

Policies: UT-1, UT-3, UT-4, UT-8, UT-13, UT-14, UT-18, UT-22 and UT-26

PUBLIC FACILITIES & SERVICES ELEMENT

Police, Fire, Library

Policies: PS-1, PS-3, PS-4, PS-5, PS-9

Schools

Policies: SC-6

Water, Sewer, Storm Drainage, Solid Waste

Policies: PF-1, PF-2, PF-7, PF-19, PF-20, PF-22, PF-26, PF-28

d. Development Standards.

Staff Comment: The project site is zoned R-8, Single Family High Density Small Lot. It allows single-family residences at a density of 8 dwelling units per acre. The major type of new development will be detached single-family residences.

After review of the application materials, preliminary subdivision plan and information on file with the City, it has been determined that the proposed subdivision, as conditioned herein, complies with all of the applicable development standards outlined in Title 22 - *Unified Development Code*.

14. **Factors Considered by City Departments:** MMC 22G.100.100(3) requires the City to review the binding site plan to determine whether it meets the following criteria:

- a. Comprehensive Plan. Whether the proposed binding site plan and development of the parcel relate to all elements of the comprehensive plan;

Staff Comment: The proposed binding site plan 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 Section 14(c) above.

- b. Zoning. Whether the proposed binding site plan meets the zoning regulations;

Staff Comment: The proposed binding site plan meets all applicable zoning regulations outlined in Title 22, *Unified Development Code*. Compliance with specific zoning regulations is specifically demonstrated in Sections 14(a),(b), and (c) above.

- c. Physical Setting. Whether the binding site plan properly takes into account the topography, drainage, vegetation, soils and any other relevant physical elements of the site;

Staff Comment: The binding site plan properly takes into account the topography, drainage, vegetation, soils and any other relevant physical elements of the site.

- d. Public Services. (i) Adequate water supply; (ii) Adequate sewage disposal; (iii) Appropriate storm drainage improvements; (iv) Adequate fire hydrants; (v) Appropriate access to all anticipated uses within the site plan; (vi) Provisions for all appropriate deeds, dedications, and/or easements; and (vii) Examination of the existing streets and utilities and how the proposed binding site plan relates to them.

Staff Comment: After evaluation of the applications materials and other supporting documentation available to the City, staff concludes that, as conditioned, the proposed development will provide adequate and appropriate public services.

- e. Environmental Issues. Examination of the project through the SEPA process and a determination of whether the proposed binding site plan complies with the SEPA requirements.

Staff Comment: The project is categorically exempt from SEPA. Staff did review the site to ensure no negative environmental impacts would result from the development.

- f. Critical Areas. Binding site plans shall comply with the land division requirements of MMC 22E.010.350.

Staff Comment: The binding site plan complies with the land division requirements of MMC 22E.010.350. No critical areas were identified on the project site, or on adjacent properties.

15. **In House Days**

Pursuant to MMC Section 22G.010.200, a decision on the application shall be made within 120 days from the date of the letter of completeness. A decision on this application was made 18 in-house calendar days from the date of completeness.

2.0 DECISION

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 Marysville Municipal Code, the Community Development Director hereby grants **Preliminary Administrative Binding Site Plan and Planned Residential Development (PRD) Approval** subject to the following conditions:

1. The preliminary subdivision configuration received May 6, 2022 (Exhibit 24) shall be the approved plat configuration.
2. In order to mitigate impacts upon the future capacity of the road system, the applicant shall be required to comply with the following conditions in accordance with the Traffic Concurrence Recommendation dated April 28, 2022 (Exhibit 19).
 - a. The applicant shall be required to construct frontage improvements along 25th Avenue NE and internal plat roads, prior to final plat approval. Roadway improvements, channelization, site access and lighting plans will be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
 - b. The applicant shall be required to dedicated public right-of-way in order to accommodate and construct the required roadways frontage improvements for internal plat roads 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. 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. The traffic impact fees for this proposal are estimated to be \$75,600.00 (12 PMPHT x \$6,300). Credit shall be given for the existing single-family residence to be demolished.
 - d. The applicant is responsible for ensuring an even transition between the subject property and the property to the north.
3. No direct access to 25th Avenue NE shall be permitted from any lot or tract.
4. Any lots under 5,000 square feet must demonstrate compliance with MMC Section 22C.010.310, *Small lot single family dwelling development standards*, prior to building permit issuance.
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, the Lakewood Neighborhood Master Plan, and includes all of the applicable design elements outlined in MMC Chapter 22C.120.
6. The applicant shall submit payment to Lakewood School District No. 306 for school impacts caused by the development pursuant to Chapter 22D.040 MMC, *School Impact Fees and Mitigation*. School impact fees are 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. Credit shall be given to lot 1 for the existing single-family residence which will be demolished.
7. The applicant shall submit payment to the City of Marysville for park impacts caused by the development pursuant to Chapter 22D.020 MMC, *Parks, Recreation, Open Space and Trail Impact Fees and Mitigation*. Park impact fees are 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. Credit shall be given to lot 1 for the existing single-family residence which will be demolished.
8. The applicant shall implement residential density incentives sufficient to earn the one (1) bonus dwelling unit proposed in accordance with Chapter 22C.090 MMC, Residential Density Incentives. The proposed RDI shall be implemented prior to final plat approval.
9. The Department of Archaeology and Historic Preservation's (DAHP) Inadvertent Discovery Plan shall be followed during site construction. If at any time during construction archaeological resources are observed on the project site, work shall be temporarily suspended at the location of discovery and a professional archaeologist shall document and assess the discovery. The 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 shall be stopped immediately. Local law enforcement, DAHP, and affected tribes shall be immediately contacted. No additional excavation may be undertaken until a process has been agreed upon by these parties, and no exposed human remains should be left unattended.
10. 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.
11. The fence adjacent to the common open space tract (Tract 999) shall not exceed three (3) feet in height.

12. No chain-link fence is permitted in the front yard or between the residential building and public right of way.
13. The maximum height of free-standing walls, fences, or hedges in any front yard or other location between the street and the façade shall be 3 feet unless a taller wall, fence, or hedge is needed, per the Community Development Director, in order to mitigate significant noise and traffic impacts.
14. The existing on-site sewage system(s) shall be abandoned by having the septic tank(s) pumped by a certified pumper, then having the top of the tank removed or destroyed and filling the void (WAC 246-272A-0300). Documentation demonstrating completion of this work shall be submitted prior to final PRD/BSP approval.
15. The existing on-site well(s) shall be decommissioned in accordance with WAC 173-160-381. A copy of the well contractor's decommissioning report(s) shall be submitted prior to final PRD/BSP approval.
16. Prior to final PRD 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 Section 22G.080.120. 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 the adequacy of the covenants to fulfill the requirement of the PRD.

Prepared by: *Amy*

Reviewed by: *Chris*

This ***Preliminary Administrative Binding Site Plan and Planned Residential Development Approval*** is issued pursuant to MMC Section 22G.010.150(h). Administrative decisions may be appealed to the Hearing Examiner in accordance with MMC 22G.010, Article VIII, *Appeals*. Appeals must be filed within fourteen (14) calendar days of the date of the Preliminary Administrative Binding Site Plan and Planned Residential Development Approval.

Date: May 11, 2022 **Signature:**  _____
 Haylie Miller, Community Development 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 representatives proves inaccurate.