



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

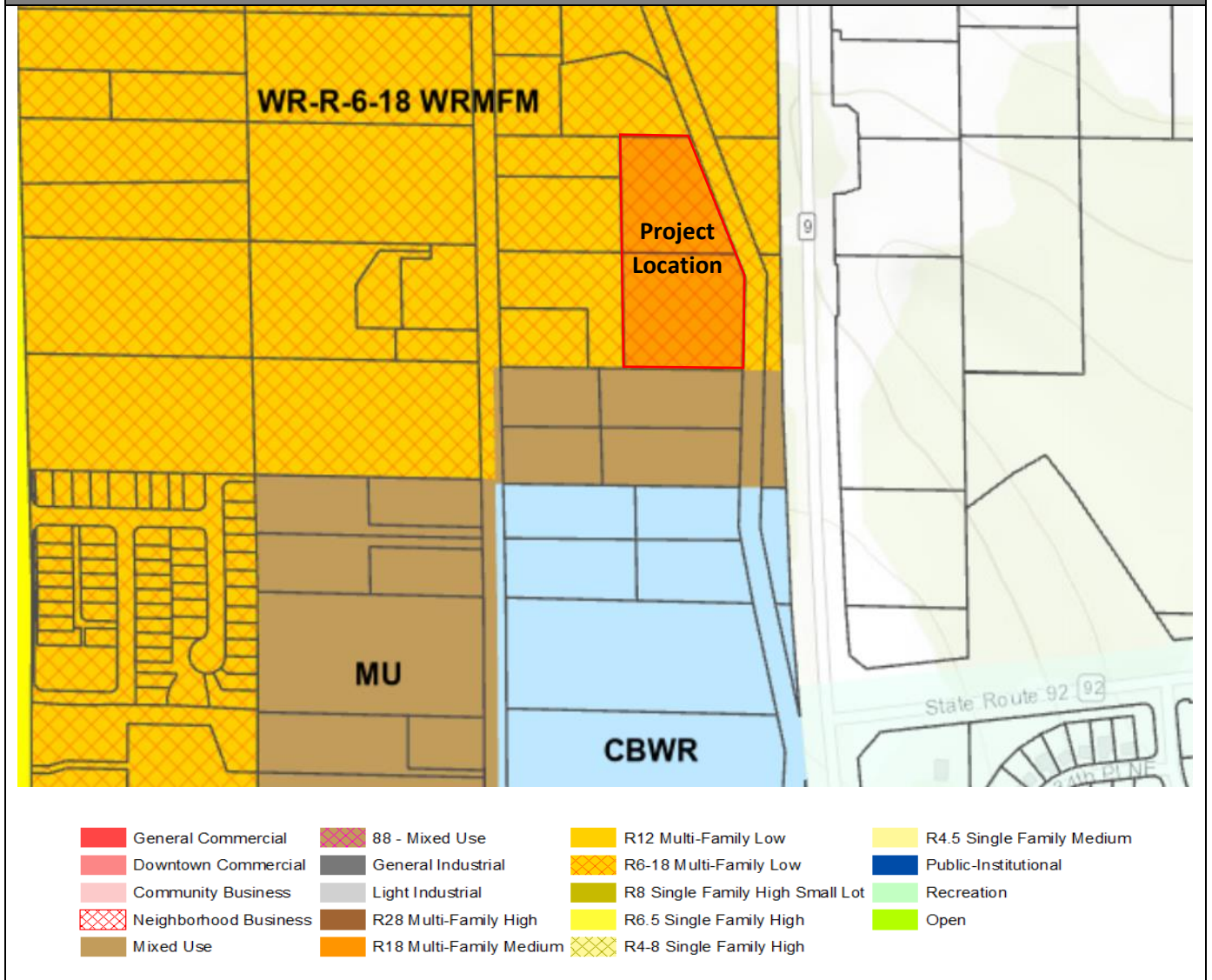
Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270  
Office Hours: Mon - Fri 8:00 AM - 4:30 PM ♦ Phone: (360) 363-8000

PROJECT INFORMATION						
<b>Project Title</b>	Colvin PRD		<b>Date of Report</b>	April 26, 2023		
<b>File Number</b>	PA22-015		<b>Attachments</b>	Preliminary Site Plan (Exhibit 28)		
<b>Administrative Recommendation</b>	Approve the Administrative Binding Site Plan (BSP) and Planned Residential Development (PRD) request to construct 29 single-family detached units on 4.29 acres, utilizing MMC Chapter 22C.090 <i>Residential Density Incentives</i> , to increase the base density from 20 to 29-units.					
BACKGROUND SUMMARY						
<b>Applicant</b>	MainVue WA, LLC					
<b>Request</b>	The applicant requested a 29-Lot PRD subdivision via Binding Site Plan on property within Whiskey Ridge Master Plan. The applicant proposed to utilize the Residential Density Incentives per MMC 22C.090, to maximize the allowed density onsite.					
<b>Site Address</b>	3920 Densmore Road		<b>APN(s)</b>	00590700023535 / 00590700024400		
<b>Legal Description (abbreviated)</b>	Tracts 235 & 244 of Sunnyside 5-Acre Tracts		<b>Section</b>	01	<b>Township</b>	29N <b>Range</b> 05E
<b>Comprehensive Plan</b>	Multifamily Medium	<b>Zoning</b>	WR-R-6-18	<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>
	Private (well)	Marysville			Private (septic)	Marysville
<b>Present Use of Property</b>	Single family residence and accessory structures on acreage.					
REVIEWING AGENCIES						
<b>Marysville</b>	<b>Local Agencies</b>	<b>State &amp; Federal</b>		<b>County</b>	<b>Other</b>	
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input checked="" type="checkbox"/> Land Development <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"/> Ziplly <input checked="" type="checkbox"/> Lake Stevens (city) <input checked="" type="checkbox"/> Lake Stevens School Dist. <input checked="" type="checkbox"/> PUD No. 1	<input type="checkbox"/> DAHP <input type="checkbox"/> DOE <input type="checkbox"/> WDFW <input checked="" 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"/> <b>Administrative</b>	<input type="checkbox"/> <b>City Council</b>	<input type="checkbox"/> <b>Quasi-Judicial</b>	<input type="checkbox"/> <b>Planning Commission</b>			
<b>Date of Action</b>	April 27, 2023	<input checked="" type="checkbox"/> <b>Approved</b>	<input type="checkbox"/> <b>Denied</b>	<input type="checkbox"/> <b>Continued</b>		
STAFF						
<b>Name</b> Emily Morgan	<b>Title</b> Senior Planner	<b>Phone</b> 360.363.8216	<b>E-mail</b> <a href="mailto:emorgan@marysvillewa.gov">emorgan@marysvillewa.gov</a>			

**SURROUNDING USES**

	<b>Comprehensive Plan</b>	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	Whiskey Ridge Multi Family Medium Density	WR-R-6-18	Single family residence
<b>North</b>	Whiskey Ridge Multi Family Medium Density	WR-R-6-18	Single family residences on acreage
<b>East</b>	Whiskey Ridge Multi Family Medium Density	WR-R-6-18	Single family residences on acreage
<b>South</b>	Mixed Use	MU	Single family residential
<b>West</b>	Whiskey Ridge Multi Family Medium Density	WR-R-6-18	Single family residences on acreage

**VICINITY MAP**



## DEPARTMENT REVIEW - FINDINGS OF FACT & CONCLUSIONS

1. **Description of Proposal.** Land Pro Group, Inc on behalf of Keystone Land, LLC (applicant) has requested Preliminary Binding Site Plan (BSP) and Planned Residential Development (PRD) approval in order to subdivide approximately 4.15 acres into 29 single-family lots.
  - 1.1. A Binding Site Plan and Residential Planned Development is an Administrative Decision. No public hearing is required.
2. **Site Location.** The subject property is located at 3920 Densmore Road, and are identified by Assessor's Parcel Numbers (APN) 00590700023505 and 00590700024400. Surrounding uses include single family residences on acreages.
  - 2.1. As part of the development, a boundary line adjustment (BLA22-002) of the above listed parcels was submitted to configure a 5,760 sq. ft. parcel, to be purchased by the City of Marysville for the installation of the new Densmore Sewer Lift Station. The BLA was recorded on June 2, 2022.
3. **Site Description.** The site is occupied by a single-family residence and associated accessory structures, which are proposed to be demolished with the construction of the subdivision. The majority of the property is currently in pasture area and vegetated with field grass. The topography of the site is moderately sloped with a total relief of 40 ft. from west to east with the parcel sloping towards Densmore Road.
4. **Project History.** A pre-application review (PREA21-018) was completed October 29, 2021 for a townhome development on the subject property.
5. **Letter of Completeness.** An application was filed on April 13, 2022 and deemed complete on April 19, 2022.
6. **Public Notice.** Notice was provided in accordance with MMC Section 22G.010.090, *Notice of development application*. No comments have been received from the public to-date.
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
<b>Public Works, Operations</b>	<ul style="list-style-type: none"> <li>• <i>Provided requirements for proposed water main along with recommendations for fire hydrant assembly and proposed locations.</i></li> </ul>
<b>Public Works, Traffic</b>	<ul style="list-style-type: none"> <li>• <i>Requirements and recommendations are addressed in the approved Traffic Concurrency Recommendation, dated February 16, 2023.</i></li> </ul>
<b>Public Works, Development Services</b>	<ul style="list-style-type: none"> <li>• <i>Provided information regarding the required improvements which are to be further reviewed with Civil Plan Review.</i></li> <li>• <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></li> </ul>

	<ul style="list-style-type: none"> <li>• <i>Capital facility fees would be required to be paid prior to issuance of the building permit.</i></li> </ul>
<b>Marysville Fire District</b>	<ul style="list-style-type: none"> <li>• <i>Proposed new buildings will require approved fire sprinkler and alarm systems appropriate for the proposed occupancy types.</i></li> <li>• <i>Access for fire apparatus appears to be acceptable.</i></li> <li>• <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.</i></li> </ul>
<b>Marysville Police Department</b>	<i>Provided recommendations to ensure public safety and visibility.</i>
<b>Building Department</b>	<i>Provided requirements for the building permit submittal.</i>
<b>WA State Department of Ecology</b>	<i>The wetlands delineated on this property would be waters of the state subject to the applicable requirements of state law (see RCW 90.48 and WAC 173.201A) and Section 401 of the Clean Water Act (33 USC §1341) and 40 CFR Section 121.2. Because direct impacts are proposed in Wetlands A, B, and D the applicant shall obtain all necessary state and federal authorizations prior to beginning any ground-disturbing activities or vegetation removal.</i>
<b>Snohomish County PUD</b>	<ul style="list-style-type: none"> <li>• <i>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.</i></li> <li>• <i>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.</i></li> </ul>

8. **State Environmental Policy Act Review.** A State Environmental Policy Act (SEPA) Mitigated Determination of Non-Significance (MDNS) was issued on March 15, 2023. The appeal period expired March 29, 2023; no appeals were filed.

9. **Critical Areas.** With application submittal, a reconnaissance-level site investigation and assessment was conducted by Soundview Consultants, LLC on October 14, 2021. During said investigation, no critical areas were observed or identified.

After conducting a site visit and reviewing the reconnaissance assessment, the City of Marysville concurs that there are no regulated critical areas on the development site.

10. **Access and Circulation.** The project currently proposes one point of access off of Densmore Road onto a new internal right of way. Access off of Densmore Road would be onto Tract C and D. Proposed internal Road C is to run north to south to a dead end at southern property line to allow for future connectivity. Road A would run east to west from its connection to Road C and would dead end on

the western property boundary; Road A will provide connection through adjacent development off of 87<sup>th</sup> Ave NE.

With application, an engineering variance request was provided from the Engineering Design and Development Standards (EDDS) which would require a temporary cul-de-sac at the southern stub of Road C. The request proposed to construct a permanent hammerhead turnaround in lieu of this temporary cul-de-sac. The EDDS variance was approved on December 19, 2022 by Ken McIntyre, Assistant City Engineer, which accepted the justification to allow a hammerhead style turnaround rather than a temporary cul-de-sac at the southern stub of Road C. With the recent development interest in the property to the south, it is anticipated that the road would be extended in the not-too-distant future.

With future development, the primary access to the subject property would be through the continuation of Road A to the west and Road C to the south. Once Road A is extended to 87<sup>th</sup> Avenue NE, the temporary access point off of Densmore onto Tract C shall be closed.

11. **Traffic Impacts.** A traffic impact analysis (TIA) was prepared by Kimley Horn dated March 2022. According to the TIA, the proposed development would generate approximately 264.04 Average Daily Trips (ADT), 19.6 AM peak hour trips (AMPHT), 28 PM peak hour trips (PMPHT).

The City Engineer and Traffic Engineer reviewed the TIA, and issued a written concurrency recommendation dated March 13, 2023 (Exhibit 31) 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 accepted the traffic concurrency recommendation on March 13, 2023 (Exhibit 32).

12. **Utilities.** The following utilities will be provided to the site:

Storm Drainage: According to the Preliminary Storm Drainage Report, prepared by Core Design, dated April 2022, runoff from pollutant generating areas would be routed to an onsite combined detention/wet vault to provide both flow control and water quality. The proposed stormwater facilities would fully mitigate storm water runoff in accordance with the Department of Ecology 2012 Stormwater Management Manual for Western Washington, as amended in 2014 (DOE Manual).

Water: An existing 12" ductile iron water main is located within East Sunnyside School Road. An extension of the 12" main is to continue within the right of way of Densmore Road, with an 8" line continued through the proposed internal roadways within the development to provide adequate services and fire flow.

Sewer: The site is to be serviced by the new Densmore sewer lift station located on Parcel B of the associated Boundary Line Adjustment (BLA22-002). The sewer service would be provided via a forced 12" main extending within Densmore with and an 8" line extension through the proposed development.

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:

- 13.1. ***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:** Pursuant to MMC 22C.010.060, single family residences and associated infrastructure are permitted outright in the WR-R-6-18 zone.

13.2. **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 Chapter 22C.090. The gross site area is approximately 4.29 acres (186,927 sq. ft.). Based on the definition of “Net Project Area” per MMC 22A.020.150, deductions for right of way are to be deducted from the total area; therefore, the proposed site has a net project area of 3.25 acres (141,891 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:

<b>BASE DENSITY – 6 DU/Acre</b>	3.25 acre x 6 DU/Acre = <b>20 Units</b>
<b>RDI CALCULATION</b>	
Benefit 3a: Community Image & Identification – Capital Contribution (\$15,000 per unit)	\$75,000 contribution = <b>5 Units</b>
Benefit 6a: Dual Use Retention – Active Open Space (5 bonus units per acre)	5 DU x 0.21 acres = <b>1.05 Units</b>
Benefit 6b: Dual Use Retention – Passive Open Space (2 bonus units per acre)	2 DU x 0.34 acres = <b>0.68 Units</b>
Benefit 7c: Project Design – Perimeter Fencing (1 bonus unit per 500 lineal ft. of fence)	1,478 LF / 500 LF = <b>2.96 Units</b>
<b>RDI BONUS UNITS ALLOWED</b>	<b>9.69 or 9 Units</b>
<b>TOTAL UNITS ALLOWED</b>	<b>29 UNITS</b>

13.3. **Availability and adequacy of public facilities identified in the comprehensive plan.**

**Staff Comment:** The Comprehensive Plan designation for the subject property is Whiskey Ridge 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 as conditioned herein.

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

13.4. **Development Standards.**

**Staff Comment:** The project site is currently zoned WR-R-6-18 Whiskey Ridge Multi Family, Medium Density. 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 Chapter 22C.090.

The proposed PRD would meet all bulk and dimensional requirements set forth in MMC Section 22G.080.080(1), *Modification of development regulations*. These standards include a minimum 30 foot lot width, 3,500 square foot minimum lot size, 10 foot street setback (7 feet for porches), 20 foot garage setback, 10 foot rear yard setback, 5 foot side yard setback, and 70 percent lot coverage. Given the proposed lot sizes are to be under 5,000 square feet, demonstrated compliance with MMC Section 22C.010.310, *Small lot single family dwelling development standards*, would be required prior to building permit issuance.

15% (141,891 x 15%=21,284 sq. ft.) of the net project area is required to be dedicated as open space as required by MMC 22G.080.100. As proposed, over 19% of the net project area (27,755 sq. ft.) is to be reserved for open space. Improvements within the open space area would include, but are not limited to, landscaping, trail network, benches, sports court and multi-purpose active recreation area.

As proposed and conditioned, the PRD meets all of the requirements set forth in 22G.080.050, *Procedures for review and approval*, including subsections: (a) Consistency with Applicable Plans and Laws, (b) Quality Design, (c) Design Criteria (i), (iii), and (iv), (d) Public Facilities, (e) Consistency with adjacent single family development, (f) Perimeter Design, (g) Open Space and Recreation, (h) Streets, Sidewalks, and Parking, (i) Landscaping, and (j) Maintenance Provisions.

The proposed development and subsequent use of the property will 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.

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:

14.1. **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 Finding 13.3 above.

14.2. **Zoning.** *Whether the proposed binding site plan meets the zoning regulations;*

**Staff Comment:** Per Finding 13.4, the proposed binding site plan meets all applicable zoning regulations outlined in Title 22, *Unified Development Code*.

- 14.3. **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.

- 14.4. **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.

- 14.5. **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 and binding site plan has been examined through the SEPA process and have been determined to comply with SEPA requirements. A SEPA MDNS was issued on March 15, 2023; no appeals were filed.

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

**Staff Comment:** No critical areas are located on-site or within 300 feet of the subject properties. The binding site plan complies with the land division requirements of MMC 22E.010.350.

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 (72) in-house calendar days from the date of completeness.

## CONDITIONS OF APPROVAL

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 BSP/PRD site plan map (Exhibit 28) shall be the approved site layout.
2. Prior to civil construction plan approval, a final landscaping plan meeting the requirements outlined in MMC Chapter 22C.120, *Landscaping and Screening*, shall be submitted for review and approval. All required landscaping, fencing, and open space improvements shall be installed prior to final PRD approval.



3. 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.
4. In order to achieve density greater than 6 dwelling units per acre, and not exceed 18 dwelling units per acre, the applicant shall be required to comply with MMC Chapter 22C.090 *Residential Density Incentives*. Demonstrated compliance shall be provided with final plat submittal.
5. Construction of the subdivision and single-family units will be required to comply with all applicable standards outlined the *East Sunnyside-Whiskey Ridge Design Standards and Guidelines*.
6. 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.
7. The maximum height of solid (more than 50% opaque) free-standing walls, fences, or hedges in any front yard or other location between the street and the façade shall be 3½ feet unless a taller wall is required, per the Community Development Director, to mitigate significant noise and traffic impacts.
8. In development configurations where side yards abut a street, fences taller than 3½' shall be setback at least 5 feet from the sidewalk to allow for landscaping to soften the view of the fence. Provisions for long-term maintenance of this landscaping shall be addressed on the FINAL plat map.
9. The applicant shall submit payment to Lake Stevens School District No. 4 for school impacts caused by the development in accordance with MMC Chapter 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.
10. The applicant shall submit payment to the City of Marysville for park impacts caused by the development in accordance with MMC Chapter 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.
11. To accommodate for the existing single family residence on site, parks, traffic, or school mitigation impact fees shall not be required for Lot 1.
12. 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.
13. 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.
14. 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.

15. The project is subject to the (12) mitigation measures of the State Environmental Policy Act (SEPA) Mitigated Determination of Significance (MDNS) issued on March 15, 2023. Said mitigating measures are as follows:
  - 15.1. The applicant/contractor shall adhere to the requirements outlined in the Geotechnical Engineering Study prepared by Earth Solutions NW, LLC dated February 14, 2022.
  - 15.2. 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 shall be stopped immediately. Local law enforcement, DAHP, and affected tribes shall be immediately contacted. No additional excavation may be undertaken until these parties have agreed upon a process, and no exposed human remains may be left unattended.
  - 15.3. Prior to issuing any ground disturbing activity permits, the applicant is required to obtain all necessary permits and approvals from Federal, State and local agencies.
  - 15.4. Prior to commencement of grading activity, the applicant shall provide certification that the proposed fill materials are clean and suitable for site development.
  - 15.5. The applicant shall be required to construct frontage improvements for the internal plat roads labeled Roads A & C, prior to 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.
  - 15.6. The applicant shall be required to construct access improvements at the intersection of Tract C and Densmore Road, in order to provide temporary access to all lots within the subdivision. The temporary access shall be closed once Road A is extended, providing access to 87th Avenue NE. Intersection improvements, channelization, site access and lighting plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
  - 15.7. The applicant shall be required to dedicate public right-of-way in order to accommodate the required frontage improvements for the internal plat road labeled Roads A & C, 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.
  - 15.8. The joint use autocourts (Tract A, C, and D or as amended) shall be constructed with scored concrete, paving blocks, bricks, or other ornamental pavers to clearly indicate that the entire surface is intended for pedestrians as well as vehicles, as outlined in the City of Marysville Design Guidelines and Engineering Design and Development Standard (EDDS)

Section 3-219. A detail of the surfacing of the autocourt will be required to be provided on the civil construction plans and approved by the City Engineer.

- 15.9. 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 \$176,400.
- 15.10. Per the approved EDDS variance, dated December 19, 2022, Ken McIntyre, Assistant City Engineer, accepted the justification to allow a hammerhead style turnaround rather than a temporary cul-de-sac at the southern stub of Road C. With the recent development interest in the property to the south, it is anticipated that the road would be extended in the not-too-distant future.
- 15.11. The existing on-site septic systems shall be abandoned by having the septic tanks pumped by a certified pumper, then having the tops of the tank removed or destroyed and filling the void per WAC 246-272A-0300. Documentation demonstrating completion of work shall be submitted prior to final PRD/BSP approval.
- 15.12. Any 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 BSP/PRD approval.

Prepared by: *Emily*

Reviewed by: *Chris*

## DETERMINATION

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.

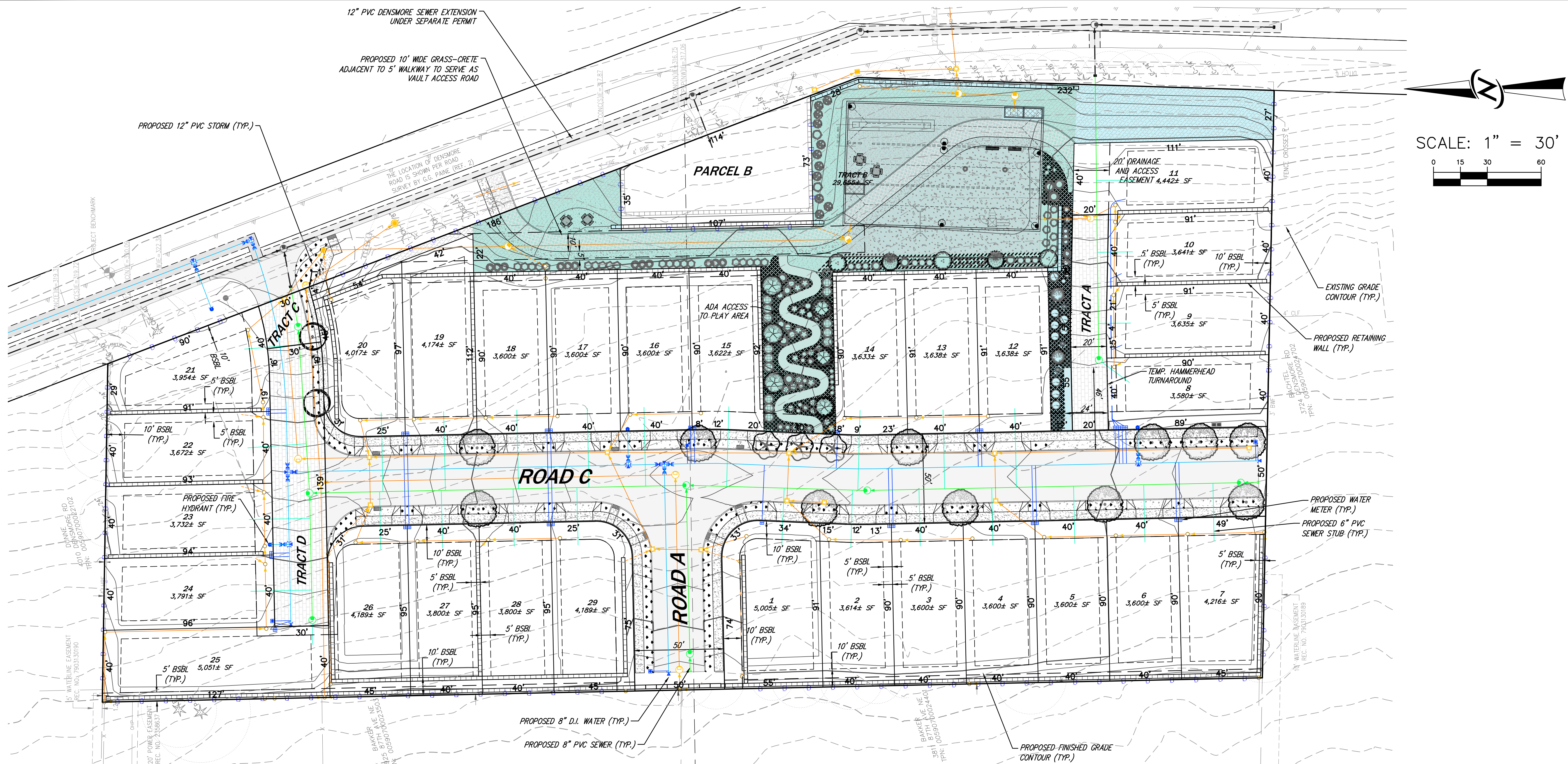
Date: April 27, 2023

Signature: \_\_\_\_\_

*Haylie Miller*  
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.



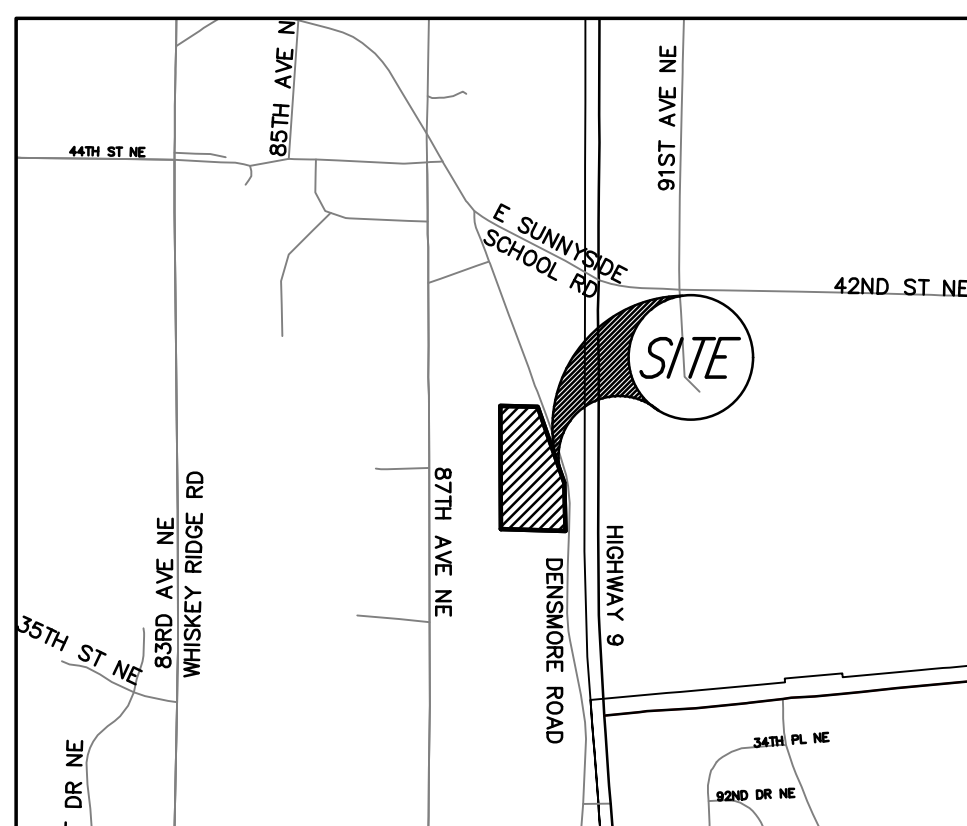


**SITE ADDRESS**

3920 DENSMORE ROAD  
MARYSVILLE, WA 98270

**TAX PARCEL NUMBER**

00590700023505  
00590700024400



**VICINITY MAP**

1" = 1,000'

**LEGAL DESCRIPTION**

TRACTS 235 AND 244, SUNNYSIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 19, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THE WEST 340 FEET THEREOF AS MEASURED ALONG THE NORTH LINE OF SAID TRACT 235.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**PROJECT DESCRIPTION**

SUBDIVISION, AND CONSTRUCTION OF 29 NEW DETACHED SINGLE-FAMILY DWELLING UNITS AND ASSOCIATED CLEARING, GRADING, ROAD, WALKWAY AND UTILITY EXTENSIONS.

**DENSITY CALCULATION**

GROSS SITE AREA: 186,927± SF (4.29 AC)  
 -ROW: 31,743 SF  
 -PRIVATE ACCESS: 7,833 SF  
 -LIFT STATION TRACT: 5,760 SF  
 NET AREA = 141,891 SF (3.25 AC)  
 BASE ALLOWED DENSITY: 6.0 DU/AC  
 DENSITY CALCULATION: 20 DU ALLOWED (3.25 AC x 6.0 DU/AC = 19.50 DU)  
 MAX ALLOWED DENSITY: 60 DU ALLOWED (3.25 AC x 18.0 DU/AC = 58.50 DU)  
 LOTS PROPOSED: 29 LOTS

**ZONING ANALYSIS**

ZONING: WR-R-6-18 WHISKEY RIDGE  
 OVERLAY: 6 DU/AC  
 BASE DENSITY: 18 DU/AC  
 MAX DENSITY: 3,500 SF  
 PRD MINIMUM LOT AREA: 10'  
 PRD MINIMUM STREET SETBACK: 10' (PORCHES MAY EXTEND AS CLOSE AS 7" FROM THE STREET, SIDEWALK, RIGHT-OF-WAY, OR PUBLIC/COMMUNITY IMPROVEMENT)  
 PRD MINIMUM SIDE YARD SETBACK: 5'  
 PRD MINIMUM REAR SETBACK: 10'  
 PRD MAXIMUM BUILDING COVERAGE: NO MAXIMUM  
 PRD MAXIMUM IMPERVIOUS SURFACE: 70% (LOTS, SEE CALCULATION BELOW)  
 MAXIMUM BUILDING HEIGHT: 35'  
 MINIMUM LOT WIDTH: 30'  
 MINIMUM DRIVEWAY LENGTH: 20'  
 PARKING REQUIRED: 87 SPACES (2 SPACES PER LOT FOR RESIDENTS + 1 GUEST SPACE PER LOT)  
 ON LOT PARKING PROVIDED: 116 SPACES (2 SPACES PER LOT FOR RESIDENTS + 2 GUEST SPACES PER LOT)

**OPEN SPACE CALCULATION**

NET PROJECT AREA: 141,891 SF (3.25 AC)  
 REQUIRED OPEN SPACE: 21,284 SF (15% ON NET PROJECT AREA)  
 REQUIRED ACTIVE OPEN SPACE: 7,449 SF (35% OF REQUIRED OPEN SPACE)  
 OPEN SPACE PROVIDED: 27,755 SF  
 ACTIVE OPEN SPACE PROVIDED: 8,993 SF

**DENSITY INCENTIVES: 22C.090.030**

Incentive	Incentive Bonus	Amount Provided	Achieved Units
3. Community Image and Identity a. Contribution towards an identified capital improvement project, including, but not limited to parks, roadways, bicycle facilities, pedestrian facilities, multi-use trails, gateway sign, etc.	\$15,000 per bonus unit. Bonus units may only be claimed in whole numbers of 0.5 bonus unit increments.	\$75,000.00	5 UNITS
6. Storm Drainage Facilities Dual use retention/detention facilities a. Developments that incorporate active recreation facilities that utilize the storm water facility tract.	5 bonus units per acre of the storm water facility tract used for active recreation.	8,993 SF 0.21 ACRES	1.05 UNITS
6. Storm Drainage Facilities Dual use retention/detention facilities b. Developments that incorporate passive recreation facilities that utilize the storm water facility tract.	2 bonus units per acre of the storm water facility tract used for passive recreation.	14,605 SF 0.34 ACRES	0.68 UNITS
7. Project Design c. Installation of perimeter fencing and landscaping, at least six feet in width, in order to improve design or compatibility between neighboring land uses.	1 bonus unit per 500 linear feet of perimeter fencing or landscaping (when not otherwise required by code)	1,478 LF	2.96 UNITS
<b>TOTAL Achieved Incentive Units</b>			<b>9.69 OR 9 UNITS</b>

DATE: 2/16/23  
 REVISIONS: 7 REVISED PER CITY COMMENTS  
  
 12100 NE 195th St, Suite 300  
 Bothell, Washington 98011  
 425.885.7877 Fax 425.885.7963  
**CORE DESIGN**  
 ENGINEERING • PLANNING • SURVEYING  
**PRD SITE PLAN**  
**COLVIN PRD**  
**MAINVUE WA, LLC**  
 1110 112TH AVE NE, STE 202  
 BELLEVUE, WA 98004  
 DATE: SEE STAMP DATE  
 DESIGNED: KATHLEEN M. BYRON, P.E.  
 DRAWN: KATHLEEN M. BYRON, P.E.  
 APPROVED: MICHAEL L. MATHESON, P.E.  
 PROJECT MANAGER: BENJAMIN MADEO, A.I.C.P.  
 SHEET 1 OF 1  
 PROJECT NUMBER 21387