



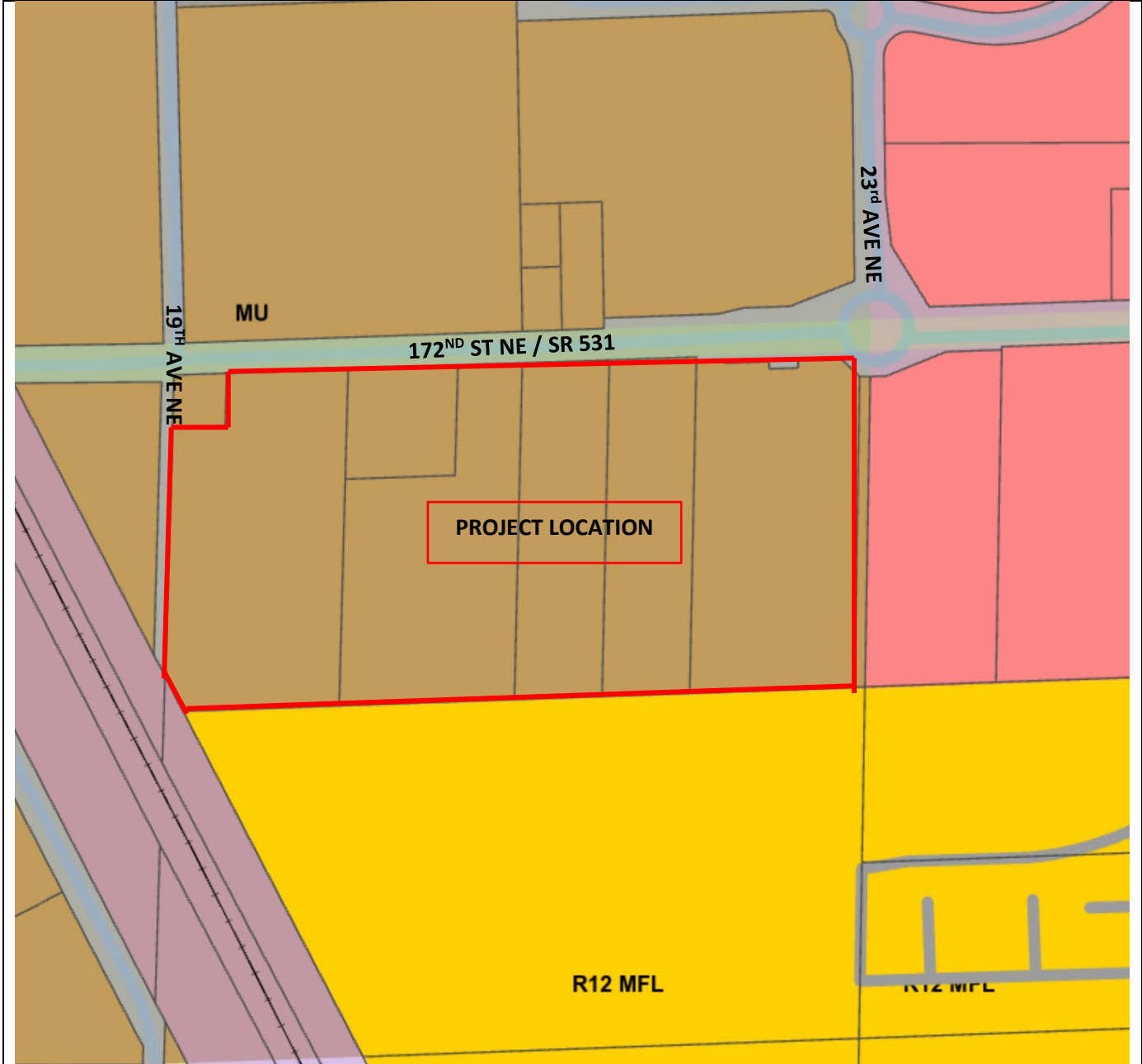
ADMINISTRATIVE SITE PLAN APPROVAL - Marysville 172

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	Marysville 172 Multifamily			Date of Report	December 1, 2022				
File Number	PA22-017			Attachments	MDNS (Exhibit 36) Preliminary Site Plan (Exhibit 30)				
Administrative Recommendation	Approve the preliminary Multi-family Site Plan, subject to the conditions of approval contained in Section 2.0 of this Administrative Site Plan Approval.								
BACKGROUND SUMMARY									
Applicant	Marysville 172 nd Development, LLC								
Request	The applicant is requesting administrative Multi-family Site Plan approval to construct a 474 unit apartment complex within fifteen apartment buildings, including surface parking, carports, recreational amenities, club house and pool.								
SEPA Status	A SEPA Mitigated Determination of Non-Significance (MDNS) was issued on November 16, 2022 (Exhibit 36).								
Project Location	1930, 2008, 2104 & 2124 172nd Street NE			APN(s)	31052900200900, 31052900202400, 31052900202600, 31052900200800, 31052900201900, 31052900201100, 31052900201200				
Acreage (SF)	18.96 acres			Section	01	Township	29N	Range	05E
Comprehensive Plan	MU	Zoning	MU	Shoreline Environment			N/A		
Water Supply	Current	Proposed		Sewer Supply	Current		Proposed		
	None	Marysville			Private (septic)	Marysville			
Present Use of Property	Single-family residences and associated outbuildings on acreage								
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 checked="" type="checkbox"/> Planning <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> Public Works	<input type="checkbox"/> Arlington (city) <input type="checkbox"/> Arlington Airport <input checked="" type="checkbox"/> Comcast <input type="checkbox"/> Lakewood SD 306 <input checked="" type="checkbox"/> PUD No. 1 <input checked="" type="checkbox"/> Ziplly		<input type="checkbox"/> BNSF <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 checked="" type="checkbox"/> Public Works - Land Development		<input checked="" type="checkbox"/> Tulalip Tribes <input checked="" type="checkbox"/> Stillaguamish Tribe		
ACTION									
<input checked="" type="checkbox"/> Administrative	<input type="checkbox"/> City Council	<input type="checkbox"/> Quasi-Judicial	<input type="checkbox"/> Planning Commission						
Date of Action	December 1, 2022		<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Continued				
STAFF CONTACT									
Name Emily Morgan	Title Senior Planner	Phone 360.363.8216	E-mail emorgan@marysvillewa.gov						

SURROUNDING USES			
	Comprehensive Plan	Zoning	Land Use
North	Mixed Use	MU	Multifamily under construction
East	General Commercial	GC	Undeveloped
South	Multi-Family Low	R12 MFL	Proposed 199-lot PRD (PA21-035)
West	Mixed Use	MU	Single-family residence on acreage

VICINITY MAP



FINDINGS OF FACT

1. **Type of Review.** The proposed multifamily site plan review is an Administrative decision, processed in accordance with MMC Chapter 22G.120 *Site Plan Review*.
2. **Project Description.** On April 22, 2022, LDC, Inc. on behalf of Marysville 172nd Development, LLC (applicant), requested an Administrative Multifamily Site Plan Approval for the construction of 474 multifamily residential units within (15) buildings.
 - 2.1. The proposed multifamily complex would include surface parking, carports, recreational amenities, and club house with pool.
3. **Site Description.** The project site is comprised of (7) parcels south of 172nd St NE, between 19th Ave NE and 23rd Ave NE, totaling 18.96 acres. With development, the site is to be cleared and leveled to prepare for building construction.
4. **Letter of Completeness.** The application was determined to be complete on April 22, 2022 and a letter of completeness was provided to the applicant in accordance with MMC 22G.010.050.
5. **Public Notice.** Public notice of the development application was provided in accordance with MMC 22G.010.090. No public comments were received regarding the proposed development.
6. **Request for Review.** A *Request for Review* of the proposed development was sent to the Local, County, State & Federal Agencies and Districts referenced on Page 1. The following comments were received; *if above referenced agencies are not listed below, no comments were received:*

	Nature of Comment
Public Works, Developmental Services	<ul style="list-style-type: none"> • <i>Provided information regarding the required improvements which are to be further reviewed with Civil Plan Review.</i> • <i>Capital facility fees would be required to be paid prior to issuance of the building permit.</i>
Public Works, Operations	<i>Provided plans did not show adequate detail for a full review. Further review and comment would be provided at time of formal Civil Plan Review.</i>
Public Works, Waste Water	<i>The project is vested under the 2012 Stormwater Management Manual for Western Washington. Formal drainage review will be conducted with formal Civil Plan Review.</i>
Public Works, Traffic	<i>Requirements and recommendations are addressed in the approved Traffic Concurrency Recommendation and Acceptance, date November 16, 2022.</i>
Marysville Fire District	<ul style="list-style-type: none"> • <i>Proposed new buildings will require approved fire sprinkler and alarm systems appropriate for the proposed occupancy types.</i> • <i>Access for fire apparatus appears to be acceptable.</i> • <i>Fire hydrants shall be provided along the new and existing roadways at approved locations, at all intersections and with spacing not exceeding 300 ft. apart along roadways.</i>
Marysville Police Department	<i>Provided recommendations to ensure public safety and visibility.</i>
Building Department	<i>Provided requirements for the building permit submittal.</i>

	Nature of Comment
Snohomish County Public Works	<i>Provided offer letter for applicant review and signature for the appropriate mitigation fees.</i>
Snohomish County PUD	<ul style="list-style-type: none"> • <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> • <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>
Community Transit	<i>Recommended that landscaping along 172nd St NE be maintained to not obstruct bus stop signs.</i>

7. **SEPA Review.** Pursuant to WAC 197-11-800(6), the proposed development is subject to SEPA Review. The City issued a Mitigated Determination of Non-Significance (MDNS) on November 16, 2022; the 14-day comment period expired on November 30, 2022. The following agencies provided comments (Exhibit 37):

7.1. **Stillaguamish Tribe**—Requested notification of ground disturbance on the proposed development. Prior to ground disturbing activities, the Stillaguamish Tribe Cultural Resources Department (STCRD) should be notified. STCRD may be contacted at 360-631-5586 or PO Box 277, Arlington, WA 98223.

8. **Access.** The proposed development would include the construction of the south leg of the 23rd Ave NE roundabout (RAB) including an extension of 23rd Ave NE along the western boundary of the project site. Internal drive aisles and fire lanes within the development would provide access to the individual buildings and parking areas throughout the site. A right-in right-out access point is proposed along the northern boundary of the project site, providing access to and from 172nd St. NE.

9. **Traffic Impacts.** A traffic impact analysis (TIA) was prepared by Kimley Horn dated April 2022. According to the TIA, the proposed development would generate approximately 3,157.04 Average Daily Trips (ADT), 186.80 AM peak hour trips (AMPHT) and 237.74 PM peak hour trips (PMPHT).

The City Engineer and Traffic Engineer reviewed the TIA, and issued a written concurrency recommendation dated November 15, 2022 informing the developer of the project’s impacts and mitigation obligation pursuant to MMC 22D.030, *Traffic Impact Fees and Mitigation*. Pursuant to MMC 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 November 16, 2022. The conditions of the concurrency determination are as follows:

9.1. The applicant shall be required to construct a roundabout (RAB) at the intersection of 172nd Street NE and 19th Avenue NE. Roadway improvements, channelization, site access and lighting plans shall be required to comply with the design standards outlined in the Lakewood Neighborhood Master Plan.

9.1.1. Based on the supplemental memorandum from Kimley Horn, dated November 14, 2022, if the proposed development does not construct more than 446

units, then the requirement to construct the RAB at the 172nd St NE and 19th Ave NE intersection shall not be required.

- 9.2. The applicant shall be required to construct frontage improvements along 172nd St NE, 19th Ave NE and 23rd Ave NE prior to granting occupancy permits. 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.
 - 9.2.1. 172nd St NE shall be constructed in accordance with Engineering Design and Development Standards (EDDS) Standard Plan (SP) 3-201-002.
 - 9.2.2. 19th Ave. NE shall be constructed in accordance with EDDS SP 3-204-004 with three lanes and bike lanes including curb/gutter, landscape strip, 5 ft. west side sidewalk and 12 ft. east side multi-use path. Half street construction for this project will require a 20 ft. wide driving surface.
 - 9.2.3. 23rd Ave NE shall be constructed as a half street improvement including 24 ft. wide driving surface, a 5 ft. planter and a 5 ft. sidewalk.
 - 9.2.4. The applicant shall be required to construct the 4th leg (south) of the existing RAB located at 172nd St NE & 23rd Ave NE. Design and construction of the 4th leg of the existing RAB shall meet WSDOT and City standards.
- 9.3. The applicant shall be required to dedicate and/or deed public right-of-way in order to accommodate the required frontage improvements along 172nd St NE, 19th Ave NE and 23rd Ave NE 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 and/or deeding of right-of-way shall be required prior to granting occupancy permits.
- 9.4. 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 (TIF) shall be vested at a rate of \$6,300 per PMPHT.

Pursuant to MMC Chapter 22D.010, TIF credits are allowed for the construction of frontage improvements on 172nd St NE, 19th Ave NE and 23rd Ave NE. The following improvements are eligible for TIF credit:

 - 9.4.1. 172nd St NE (11th Ave NE to 27th Ave NE)
 - 9.4.2. 172nd St NE & 19th Ave NE RAB
 - 9.4.3. 172nd St NE & 23rd Ave NE RAB
 - 9.4.4. 19th Ave NE (172nd ST NE to 156th ST NE)
 - 9.4.5. 23rd Ave NE (172nd ST NE to 169th PL NE)
- 9.5. Pursuant to the Interlocal Agreement with Snohomish County, the applicant is obligated to pay TIF based on 20% of the Average Daily Trips (ADT) generated from the proposed project multiplied by the County mitigation fee of \$185.00 per new ADT. Prior to issuing building permits, the applicant will be make payment to Snohomish County for traffic impacts, in the amount of \$116,810.48, as outlined in the approved Traffic Mitigation Offer to Snohomish County (Exhibit 32).

10. **Utilities.** There are no existing public utilities on site. However, utilities, including water, sewer, and stormwater, are being provided via extensions of the City of Marysville utilities.

All utility and street improvements are to be extended along the street frontages of the proposed project site. Review of required utilities would be addressed during civil construction plan review to ensure compliance with all of the applicable MMCs.

11. **Site Plan 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:

- 11.1. *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: The site is currently zoned Mixed Use (MU). Pursuant to MMC 22C.020.060 multiple-family developments are permitted outright in the MU zone.

- 11.2. *Density of residential development in urban growth areas.*

Staff Comment: The maximum density allowed in the MU zone is 28-units per acre. The proposed development would include 474-units on 18.96 net acres. The proposed density of the project would be 25-units per acre (474-units / 18.96 acres); therefore, as proposed, the development would comply with the density requirements outlined in MMC 22C.020.080(2).

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

Staff Comment: The proposed development has been reviewed for compliance with the Comprehensive Plan to ensure consistency with the goals and policies related to Mixed Use designation, including the specific criteria for the Lakewood Neighborhood of Planning Area 11.

Pursuant to the Planning Area 11 for the Lakewood Neighborhood of the Land Use Element, this area has been identified as being ideal for higher density housing as it could be sited in close proximity to commercial areas. Per Land Use Figures 4-94 and 4-95, the proposed development is located in an area to be provided with upgraded water and sewer systems to adequately serve the project via expansion of existing systems.

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

- 11.4. *Development Standards.*

Staff Comment: The project site is currently zoned Mixed Use. The purpose of the MU zone is to provide for pedestrian- and transit-oriented high-density employment uses together with limited complementary retail and higher density residential development in locations within activity centers where the full range of commercial activities is not desirable.

The proposed development and subsequent use of the property would comply with the intent of the MU zone and the Lakewood Neighborhood Master Plan, and as conditioned herein, would meet all of the applicable development standards outlined in Title 22 MMC, *Unified Development Code*. The proposed development, as conditioned herein, would make appropriate provisions for the public use and interest, health, safety, and general welfare.

12. **In House Days.** Pursuant to MMC 22G.010.200, a decision on this application was made within 120 days from the date of the letter of completeness. A decision on this application was made (84) 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 MMC, the Community Development Department hereby grants preliminary Commercial Site Plan approval for the Marysville 172 Multifamily development, subject to the following conditions:

1. The preliminary site plan received by the Community Development Department (Exhibit 30) shall be the approved preliminary site plan layout or as amended and approved during civil plan or building permit review.
2. All power lines, telephone wires, television cables, fire alarm systems and other communication wires, cables or lines shall be placed underground either by direct burial or by means of conduit or ducts providing service to each building.
3. Pursuant to Finding of Fact 9.1.1, the applicant shall be limited to constructing 446-units until the RAB at 19th Ave NE has been constructed. Once the RAB has been completed, the remainder of the approved units for this development may be built out.
4. Prior to civil construction plan approval, a FINAL Landscape Plan shall be approved and designed in accordance with the applicable Landscaping and Screening Standards of MMC 22C.120.
5. Pedestrian pathways that traverse a parking area or drive-aisle are required to be constructed with concrete pavers or decorative colored, or stamped concrete clearly denoting the pedestrian pathway. This detail shall be required to be provided on the civil construction plans.
6. Pursuant to MMC 22D.030.070(6)(a)(ii), the traffic concurrency determination and the project's impacts and mitigation obligations shall expire 6 years from date of this decision.
7. Prior to civil construction plan approval, an illumination plan shall be approved and designed in accordance with applicable lighting standards outlined in Appendix A, Section B.3(4)(c) and Appendix B for Decorative Street Lighting Standards of the Lakewood Neighborhood Master Plan.
8. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with the Residential Site and Building Design Standards outlined in Appendix A, Section B of the Lakewood Neighborhood Master Plan.
 - 8.1. The applicant shall be required to provide pedestrian connections from the ground floor patios of Buildings M, H, D, and C to the sidewalk along 172nd St NE.
9. Prior to building permit issuance, the applicant shall be required to demonstrate all mechanical equipment located on the roof, façade or external portions of a building are architecturally screened so as not to be visible from adjacent properties at street level or the public street in accordance with Section B.13 of the Lakewood Neighborhood Master Plan. Mechanical equipment shall be screened by a primary building element or structure.
10. Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility to the public. If such elements are mounted in a location visible from the street, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened by landscaping, fences, or walls.

11. The applicant shall submit payment to Lakewood School District 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 shall be paid prior to building permit issuance unless deferred until a time preceding final building inspections being granted.
12. 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 shall be paid prior to building permit issuance unless deferred until a time preceding final building inspections being granted.
13. Declaration or covenants shall be required to be recorded, prior to issuing occupancy permits for the development, including provisions which address the following:
 - 13.1 Maintenance of the common areas, drainage system, open space, landscaping and other private improvements within the development.
 - 13.2 Provisions for storage and parking of boats, RV's, non-operable vehicles and similar vehicle storage so as not to reduce the proposed parking within the development and enforcement of these provisions.

These covenants or restrictions shall be reviewed and approved by the Community Development Department and Marysville Fire District.
14. The project is subject to conditions 1 through 10 of the State Environmental Policy Act (SEPA) Mitigated Determination of Significance (MDNS) issued on November 16, 2022 (Exhibit 36).

Prepared by: *Emily*

Reviewed by: *Chris*

DETERMINATION

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

Signature: *Haylie Miller* Date: December 1, 2022
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.



MITIGATED DETERMINATION OF NON-SIGNIFICANCE AND TRAFFIC CONCURRENCY

Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270
Phone: (360) 363-8000

PROJECT INFORMATION			
Project Title	Marysville 172 Multifamily	File No.	PA22-017
Detailed Project Description	The applicant is requesting administrative <i>Multi-family Site Plan</i> approval to construct a 474 unit apartment complex within fifteen apartment buildings, on 18.96 acres, including surface parking, carports, recreational amenities, club house and pool.		
Project Location	1930, 2008, 2104 & 2124 172 nd Street NE	APN(s)	31052900200900, 31052900202400, 31052900202600, 31052900200800, 31052900201900, 31052900201100, 31052900201200
APPLICANT		PROJECT CONTACT	
Name	Marysville 172 nd Development, LLC	Jesse Jarrell, PE - LDC, Inc.	
Address	411 1 st Avenue South, Suite 650	20210 142 nd Avenue NE	
City, State, ZIP	Seattle, WA 98104	Woodinville, WA 98072	
THRESHOLD DETERMINATION			
Lead Agency	<input checked="" type="checkbox"/> City of Marysville		
<p>The lead agency has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is NOT required under RCW 43.21C.030(2)(c). This decision was made after review by the City of Marysville of a completed environmental checklist and other information on file with this agency. This information is available for public review upon request.</p> <p><input checked="" type="checkbox"/> This MITIGATED DNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14-days from the date below. Comments must be submitted by: November 30, 2022</p>			
SEPA CONTACT			
Name	Emily Morgan	Title	Senior Planner
Phone	360.363.8216	E-mail	emorgan@marysvillewa.gov
RESPONSIBLE OFFICIAL			
Name	Haylie Miller	Title	Community Development Director
Address	501 Delta Avenue, WA 98270		


Haylie Miller, CD Director

November 16, 2022
Date

ENVIRONMENTAL IMPACTS	
The proposed construction and subsequent use of the property could result in the following adverse environmental impacts:	
1.	Increase in the amount and rate of stormwater runoff and attendant pollutants from the introduction of paved and building roof surfaces.
2.	Increase in erosion, surface water pollutants, siltation and sedimentation resulting from site preparation and construction.
3.	Increase in demand for police, fire protection, parks and other public services generated because of project development.
4.	Increase in noise, dust, light and glare from construction activity and subsequent use of the site.
5.	Increase in vehicular traffic on 83 rd Ave NE along with SR-528, 44 th St. NE, 87 th Ave NE and SR-9, as well as other City streets and arterials in the vicinity.
6.	Change in character of the site from large acre home sites into a suburban medium-density detached single-family development.
MITIGATION MEASURES	
The following mitigation measures are required to minimize the probable significant adverse environmental impacts as a result of the proposed development activity:	
1.	<p>Prior to civil construction plan approval, the applicant shall be required to submit a FINAL Geotechnical Assessment, prepared by a Professional Engineer registered in the State of Washington. Additionally, the applicant/contractor shall be required to adhere to the recommendations of the FINAL Geotechnical Assessment.</p> <p>Prior to granting occupancy permits, the applicant shall provide a letter from the project engineer to verify that final project grading has been completed consistent with the approved grading plans; that all recommendations outlined in the geotechnical assessment and subsequent amendments have been followed; and that all fill has been properly placed.</p>
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.
3.	Prior to commencement of grading activity, the applicant shall provide certification that the proposed fill materials are clean and suitable for site development.
4.	<p>The applicant shall be required to construct a roundabout (RAB) at the intersection of 172nd Street NE and 19th Avenue NE. Roadway improvements, channelization, site access and lighting plans shall be required to comply with the design standards outlined in the Lakewood Neighborhood Master Plan.</p> <p>Based on the supplemental memorandum from Kimley Horn, dated November 14, 2022, if the proposed development does not construct more than 446 units, then the requirement to construct the RAB at the 172nd St NE and 19th Ave NE intersection shall not be required.</p>
5.	The applicant shall be required to construct frontage improvements along 172nd St NE and 19th Ave NE, prior to granting occupancy permits. 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.

	<ul style="list-style-type: none"> • 172nd St NE shall be constructed in accordance with Engineering Design and Development Standards (EDDS) Standard Plan (SP) 3-201-002. • 19th Ave. NE shall be constructed in accordance with EDDS SP 3-204-004 with three lanes and bike lanes including curb/gutter, landscape strip, 5 ft. west side sidewalk and 12 ft. east side multi-use path. Half street construction for this project will require a 20 ft. wide driving surface. • 23rd Ave NE shall be constructed as a half street improvement including 24 ft. wide driving surface, a 5 ft. planter and a 5 ft. sidewalk. • The applicant shall be required to construct the 4th leg (south) of the existing RAB located at 172nd St NE & 23rd Ave NE. Design and construction of the 4th leg of the existing RAB shall meet WSDOT and City standards.
6.	The applicant shall be required to dedicate and/or deed public right-of-way in order to accommodate the required frontage improvements along 172nd St NE, 19th Ave NE and 23rd Ave NE 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 and/or deeding of right-of-way shall be required prior to granting occupancy permits.
7.	<p>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 (TIF) shall be vested at a rate of \$6,300 per PMPHT.</p> <p>Pursuant to MMC Chapter 22D.010, TIF credits are allowed for the construction of frontage improvements on 172nd St NE, 19th Ave NE and 23rd Ave NE. The following improvements are eligible for TIF credit:</p> <ul style="list-style-type: none"> • 172nd St NE (11th Ave NE to 27th Ave NE) • 172nd St NE & 19th Ave NE Roundabout • 172nd St NE & 23rd Ave NE Roundabout • 19th Ave NE (172nd ST NE to 156th ST NE) • 23rd Ave NE (172nd ST NE to 169th PL NE) <p><i>The amount of credit for these improvements shall be approved by the City Engineer.</i></p>
8.	Pursuant to the Interlocal Agreement with Snohomish County, the applicant is obligated to pay traffic mitigation fees based on 20% of the Average Daily Trips (ADT) generated from the proposed project multiplied by the County mitigation fee of \$185.00 per new ADT. Prior to issuing building permits, the applicant will be make payment to Snohomish County for traffic impacts, in the amount of \$116,810.48, as outlined in the approved Traffic Mitigation Offer to Snohomish County (Exhibit 32).
9.	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 with building permit submittal.
10.	The existing on-site wells shall be decommissioned in accordance with WAC 173-160-381. A copy of the well contractor’s decommissioning report(s) shall be submitted with building permit submittal.
APPEALS	
<input checked="" type="checkbox"/> This DNS may be appealed pursuant to the requirements of MMC 22E.030.180. There is a 14-day appeal period on the DNS that commences from the date the DNS was issued. Any appeal must be addressed to the responsible official, accompanied by a filing fee of \$500.00, and be filed in writing at the City of Marysville Community Development Department, 501 Delta Avenue, Marysville, WA 98270. The appeal must be received by 4:30 p.m., NOVEMBER 30, 2022 . The appeal must contain the items set forth in MMC 22G.010.530.	

DISTRIBUTION

Marysville	Local Agencies & Districts	State & Federal	County	Other
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> PW – Engineering <input checked="" type="checkbox"/> PW – Operations <input checked="" type="checkbox"/> PW – Sanitation <input type="checkbox"/> PW – Streets <input checked="" type="checkbox"/> PW – Traffic Eng. <input checked="" type="checkbox"/> PW – Water Res.	<input checked="" type="checkbox"/> Arlington (city) <input checked="" type="checkbox"/> Arlington Airport <input checked="" type="checkbox"/> Lakewood SD 306 <input type="checkbox"/> Marysville SD 25 <input checked="" type="checkbox"/> PUD No. 1 (electric) <input type="checkbox"/> PUD No. 1 (water) <input checked="" type="checkbox"/> Ziplly <input type="checkbox"/>	<input checked="" type="checkbox"/> WSDOT <input checked="" type="checkbox"/> BNSF	<input checked="" 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"/> Olympic Pipeline <input type="checkbox"/> Puget Sound Energy <input checked="" type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Tulalip Tribes <input type="checkbox"/> <input type="checkbox"/>

SURVEY INFORMATION

HORIZONTAL DATUM:

NAD 83/2011 WASHINGTON STATE COORDINATES-NORTH ZONE

BASIS OF BEARING

NAD 83/2011 FROM GPS OBSERVATION
 NAD 83/2011 TO NAD 83/2011 FROM
 (BEARING = N89.0336°E)

VERTICAL DATUM

VERTICAL BENCHMARK

FOUND MONUMENT IN CASE WITH 1" BRASS DISC BEING THE WEST QUARTER CORNER OF OF SECTION 29
 ELEVATIONS = 129.9' RANGE 5 EAST, W.M.

EQUIPMENT & PROCEDURES

FIELD OF SURVEY
 SURVEY PERFORMED BY FIELD TRAVERSE

MEASUREMENTS: POLAR TOTAL STATION WITH DATA COLLECTOR AND TOPCON GPS MAINTAINED IN ADJUSTMENT
 TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC 332-130-100

PRECISION:
 METERS OR EXCEEDS STATE STANDARDS WAC 332-130-090

SUBSTRUCTURES

BARRIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS. WAYS FURNISHED BY OTHERS AND VEHICLES
 WHERE POSSIBLE BY FINISHES LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY OF
 THESE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES CONTACT TO DESIGN, CONTACT THE UTILITY
 OWNER/AGENCY.

TELECOMMUNICATIONS FIBER OPTIC DISCLAIMER

RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER LINES ARE NOT ALWAYS AVAILABLE TO THE
 PUBLIC. LAND DEVELOPMENT CONSULTANTS HAS NOT CONDUCTED SEARCH OF THE MANY COMPANIES IN THE
 COURSE OF THIS SURVEY WHICH MAY HAVE UNDERGROUND LINES WITHIN THE ADJACENT RIGHTS-OF-WAY.
 LAND DEVELOPMENT CONSULTANTS DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF
 UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE
 LOCAL JURISDICTION.

REFERENCE DOCUMENTS

- (R1) RECORD OF SURVEY FOR LAKEWOOD SCHOOL DISTRICT PERFORMED BY HORTON DENNIS
 AND ASSOCIATES (FN 3930) 2/20/2004 IN CENTERLINE ALIGNMENT BY THE WASHINGTON
 STATE DEPARTMENT OF TRANSPORTATION (FN 200309 6/2002)
- (R2) RECORD OF SURVEY FOR ENGLISH HILL INVESTMENTS, LLC PERFORMED BY HANSEN
 AND ASSOCIATES (FN 20070130/006)
- (R3) BOUNDARY LINE ADJUSTMENT FOR SUNSET GAMING COMMITTEES PERFORMED BY NORTH
 PEAK ASSOCIATES LLC (FN 20210526/5008)
- (R4) MILLARD BALL ROAD NO. 78 PER UNRECORDED SURVEY NO. 595 DATED JUNE 1915 AS
 PROVIDED BY SNOHOMISH COUNTY
- (C) CALCULATED
- (M) MEASURED

SURVEY NOTES

- 1. BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS. OWNERSHIP LINES MAY VARY.
 NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.
- 2. UNRECORDED SURVEY NO. 595 DATED JUNE 1915 AS PROVIDED BY SNOHOMISH COUNTY SHOWS A
 40-FOOT WIDE ESTABLISHED ROAD CALLED MILLARD BALL ROAD NO. 78 STRADDLING THE WEST LINE OF
 SECTION 29. A PORTION OF SAID ROAD ENCROACHES THE WESTERN 20 FEET OF SUBJECT PARCEL A
 REVEALING SAID PARCEL AS BEING BEHIND BELLS FOR THE FOLLOWING REASON: THE SNOHOMISH COUNTY
 COUNTY ASSESSORS MAP REVEALS A PORTION OF THIS ROAD BUT APPEARS TO BE FULLY CONTAINED
 ON SECTION 30. WEST OF SUBJECT PARCEL A, NO CONVEYANCE DEED FOR SAID ROAD COULD BE
 FURNISHED BY THE COUNTY UPON REQUEST. NO VOUCHER OF SAID ROAD HAS BEEN DISCLOSED IN THE
 TITLE DOCUMENTS OF RECORD SEARCH. OWNERSHIP RIGHTS WITHIN THIS AREA REMAIN UNDETERMINED
 UNTIL FURTHER INVESTIGATION.
- 3. WATER PRELIMINARY ESEMENTS 1805324, 1805323, 1805320 AND 1805321 MAY BE FULLY CONTAINED
 WITHIN EXISTING 172ND STREET SE NORTH-OF-HAWK. HOWEVER, MULTIPLE PREVIOUSLY RECORDED
 CONVEYANCES REVEAL THE PRESENCE OF SAID WATER LINES. MULTIPLE PREVIOUSLY RECORDED
 SUBJECT PARCELS AT THE ALIGNMENT SHOWN HEREON. ADDITIONAL RESEARCH MAY BE REQUIRED TO
 FINALIZE THE PLACEMENT OF THESE ESEMENTS.

PARCEL A - LEGAL DESCRIPTION

CHICAGO TITLE
COMMITMENT NO. 500121497
COMMITMENT DATE: MAR 17, 2021 AT 08:00 AM
 THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF
 SNOHOMISH COUNTY, WASHINGTON.
 EXCEPT THE NORTH 130 FEET OF THE WEST 100 FEET AND EXCEPT COUNTY ROAD
 AND EXCEPT THAT PORTION, IF ANY, LING WITHIN THE GREAT NORTHERN RAILROAD RIGHT
 OF WAY IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.
 TAX ACCOUNT NO. 310529-002-012-00

PARCEL B - LEGAL DESCRIPTION

CHICAGO TITLE
COMMITMENT NO. 500121498
COMMITMENT DATE: MAR 17, 2021 AT 08:00 AM
 THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF
 SNOHOMISH COUNTY, WASHINGTON.
 EXCEPT COUNTY ROAD
 EXCEPT NORTH EIGHTH (8) (S) OF SNOHOMISH, STATE OF WASHINGTON.
 TAX ACCOUNT NO. 310529-002-011-00 AND 310529-002-019-00

PARCEL C - LEGAL DESCRIPTION

CHICAGO TITLE
COMMITMENT NO. 500121495
COMMITMENT DATE: JULY 15, 2021 AT 08:00 AM
 THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF
 SNOHOMISH COUNTY, WASHINGTON.
 EXCEPT THAT PORTION THEREOF LING WITHIN 172ND STREET NORTHEAST
 STRIDE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.
 TAX ACCOUNT NO. 310529-002-008-00 AND 310529-002-028-00

PARCEL D - LEGAL DESCRIPTION

FOR ANY/PARCEL D(S): 310529-002-024-00
 THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE
 NORTHWEST QUARTER OF SECTION 29 TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILMAMETTE MERIDIAN,
 EXCEPT ADDITIONAL PORTION CONVEYED TO THE CITY OF MARYSVILLE FOR ROAD BY DEED RECORDED UNDER
 AUDITORS FILE NO. 20150710449, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

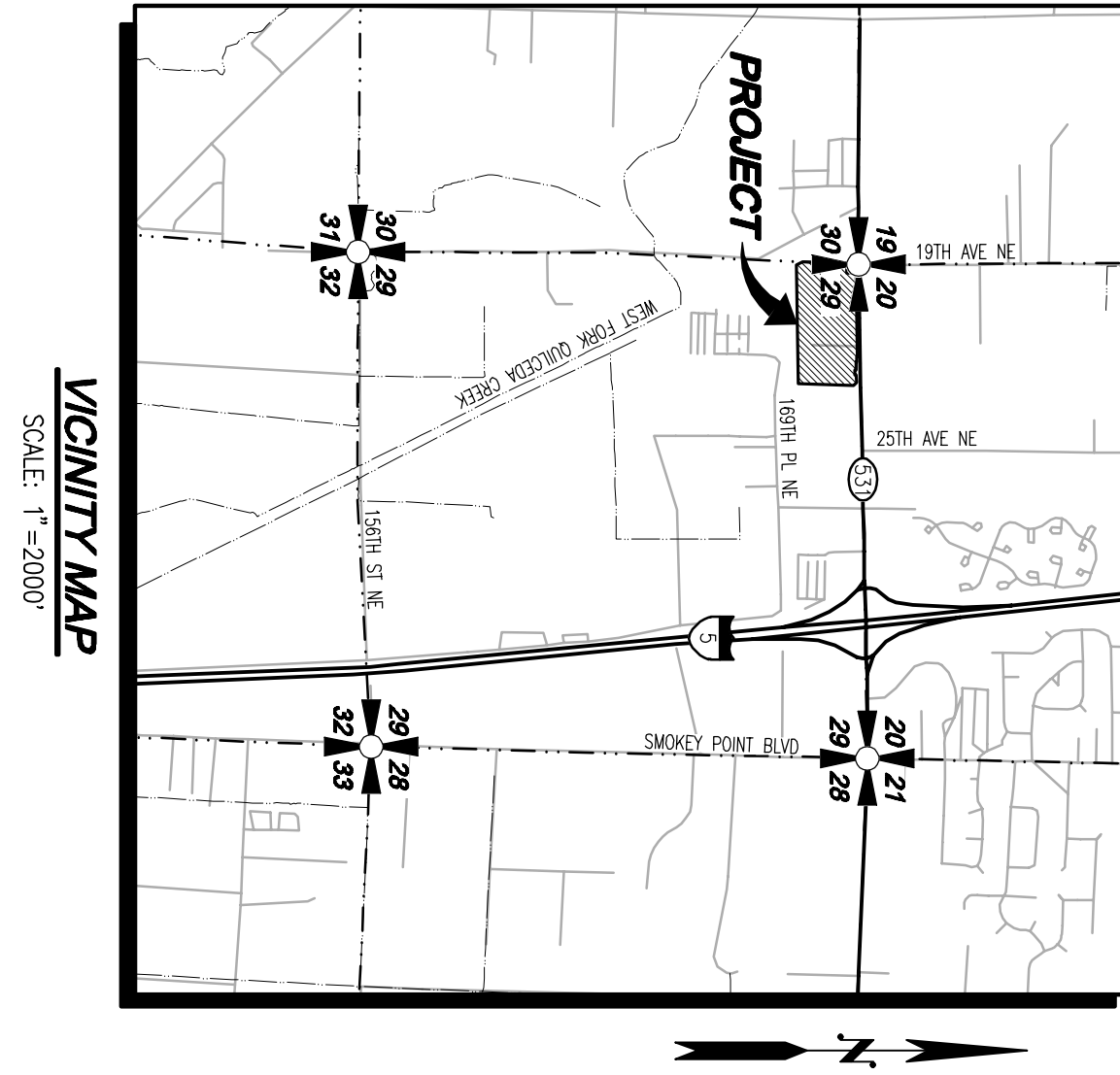
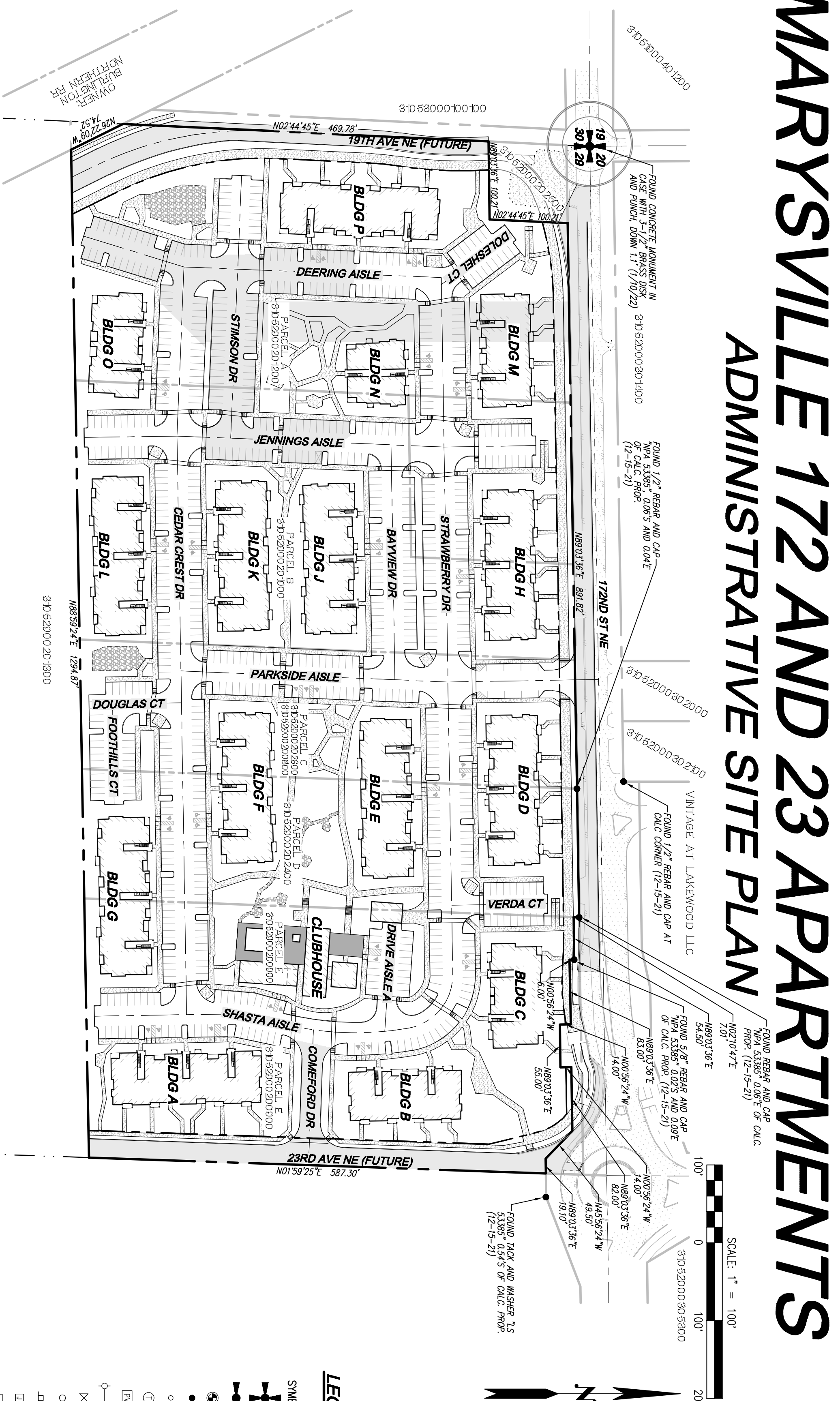
PARCEL E - LEGAL DESCRIPTION

FOR ANY/PARCEL D(S): 310529-002-008-00
 THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF
 SECTION 29 TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILMAMETTE MERIDIAN,
 EXCEPT ADDITIONAL PORTION CONVEYED TO THE CITY OF MARYSVILLE FOR ROAD BY DEED RECORDED UNDER
 AUDITORS FILE NO. 20150710449, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

NW 1/4 OF NW 1/4 OF SEC 29 T1W 31 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

MARYSVILLE 172 AND 23 APARTMENTS

ADMINISTRATIVE SITE PLAN



LEGEND AND ABBREVIATIONS

EXISTING SYMBOL	DESCRIPTION	ABBREVIATIONS
(Symbol)	1/4 SECTION CORNER	CORNER
(Symbol)	MONUMENT	MON
(Symbol)	SET REBAR/CAP 15#4@15	SR
(Symbol)	FOUND REBAR	FR
(Symbol)	TELEPHONE WALL	TEL
(Symbol)	POWER WALL	POW
(Symbol)	LUMINAIRE	LUM
(Symbol)	WATER VALVE	WV
(Symbol)	ROLLAND	ROL
(Symbol)	SNM (AS NOTED)	SNM
(Symbol)	JUNCTION BOX	JB
(Symbol)	CATCH BASIN	CB
(Symbol)	STORM MANHOLE	SM
(Symbol)	TRAVERSE POINT	TRP
(Symbol)	PRIMER POLE	PP
(Symbol)	SEPTIC TANK UD	STK
(Symbol)	WATER LINE	WL
(Symbol)	POWER LINE	PL
(Symbol)	Gas LINE	GL
(Symbol)	TELEPHONE LINE	TL
(Symbol)	BARRIED WIRE FENCE	BWF
(Symbol)	WOOD FENCE	WF
(Symbol)	WATER LINE	WL
(Symbol)	POWER LINE	PL
(Symbol)	Gas LINE	GL
(Symbol)	TELEPHONE LINE	TL
(Symbol)	BARRIED WIRE FENCE	BWF
(Symbol)	WOOD FENCE	WF

PROJECT INFORMATION

PARCEL #/SITE ADDRESS: 31052900201800- 1830 172ND ST NE
 MARYSVILLE, WA 98223
OWNER: SCHLOREDI CONRAD FAMILY TRUST
CONTACT: JESSIE JARRELL, PE
 PHONE: (425) 806-1869
 FAX: (425) 482-2893
EMAIL: jarrell@lcdc.com

TABLE OF CONTENTS

NO.	COVER SHEET
1	ADMINISTRATIVE SITE PLAN

CONTACT LIST

APPLICANT:
 MARYSVILLE 172ND DEVELOPMENT, LLC 6/0
 411 1ST AVE S, SUITE 650
 SEATTLE, WASHINGTON 98104
CONTACT: KOSOVA RASHMOR
 DIRECT: (206) 728-6221
 CELL: (206) 612-7293
EMAIL: nrashmora@ltdcc.com

ARCHITECT:
 B204 ARCHITECTS
 2106 PACIFIC AVE, SUITE 300
 TACOMA, WA 98402
CONTACT: JOSEPH FROGMAN
 PHONE: (253) 79-0413
 FAX: (253) 482-2893
EMAIL: jfrogm@b204arch.com

LANDSCAPE ARCHITECT:
 WESPAUN DESIGN GROUP
 1430 NE 65TH ST
 SEATTLE, WASHINGTON 98115
CONTACT: NICK HADAM
 PHONE: (206) 322-1732
EMAIL: nhd@wdginc.com

PROPERTY OWNERS:
OWNER: SCHLOREDI CONRAD FAMILY TRUST
TAX LOT NO.: 31052900201800
ADDRESS: 10720 SMOKE POINT BLVD #3 ARLINGTON, WA 98223

OWNER: SCHLOREDI CONRAD FAMILY TRUST
TAX LOT NO.: 31052900202400
ADDRESS: 2124 172ND ST NE MARYSVILLE, WA 98271-4719

OWNER: HANLEY WILLIAM C & JENNIFER L
TAX LOT NO.: 31052900201900 & 31052900201700
ADDRESS: P.O. BOX 25, LAKEWOOD, WA 98259

OWNER: RICHARD CASSE LEE & ANDREW
TAX LOT NO.: 31052900201200
ADDRESS: P.O. BOX 2590, HOMER, AK 99603

PROPOSED STORM SYMBOLS

SYMBOL	DESCRIPTION
(Symbol)	TYPE 1 CATCH BASIN, DATED UD
(Symbol)	TYPE 2 CATCH BASIN, DATED UD
(Symbol)	TYPE 3 CATCH BASIN, DATED UD
(Symbol)	BEHIND MANHOLE COVER
(Symbol)	SQUARE MANHOLE
(Symbol)	ROUND MANHOLE
(Symbol)	ROUND CLEAN OUT
(Symbol)	STORM PIPE

PROPOSED WATER SYMBOLS

SYMBOL	DESCRIPTION
(Symbol)	SEWER CAP
(Symbol)	SEWER CLEANOUT
(Symbol)	SEWER MANHOLE
(Symbol)	SEWER PIPE

UTILITY NOTE
 THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER
 THE FOREGOING SURVEY WAS PERFORMED BY LDC, INC. IN DECEMBER 2021. CHANGES TO THE SURVEY DATA MAY BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

INTRACORP HOMES

MARYSVILLE 172 AND 23 APARTMENTS

COVER SHEET

Surveying Engineering Planning

Olympia

Kent Woodinville 20210 142nd Avenue NE Woodinville, WA 98072
 T 425.806.1869 www.LDCcorp.com F 425.482.2893

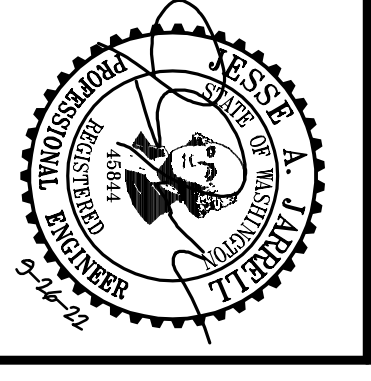
REVISIONS		BY
NO.	DATE	DESCRIPTION
1	8-1-22	REVISIONS PER CITY OF MARYSVILLE 1ST SITE PLAN/LAND USE REVIEW
2	9-26-22	REVISIONS PER CITY OF MARYSVILLE 2ND SITE PLAN/LAND USE REVIEW

JOB NUMBER: C21147A
DRAWING NAME: C21147AP-ASP-CS
DESIGNER: JAW
DRAWING BY: KCR
DATE: 4-19-22
SCALE: 1" = 100'

ASP-01

SUBSCRIPTION: CITY OF MARYSVILLE

SHEET 1 OF 2



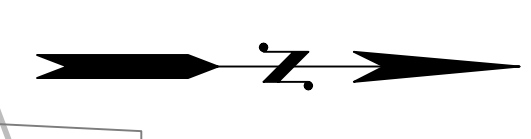
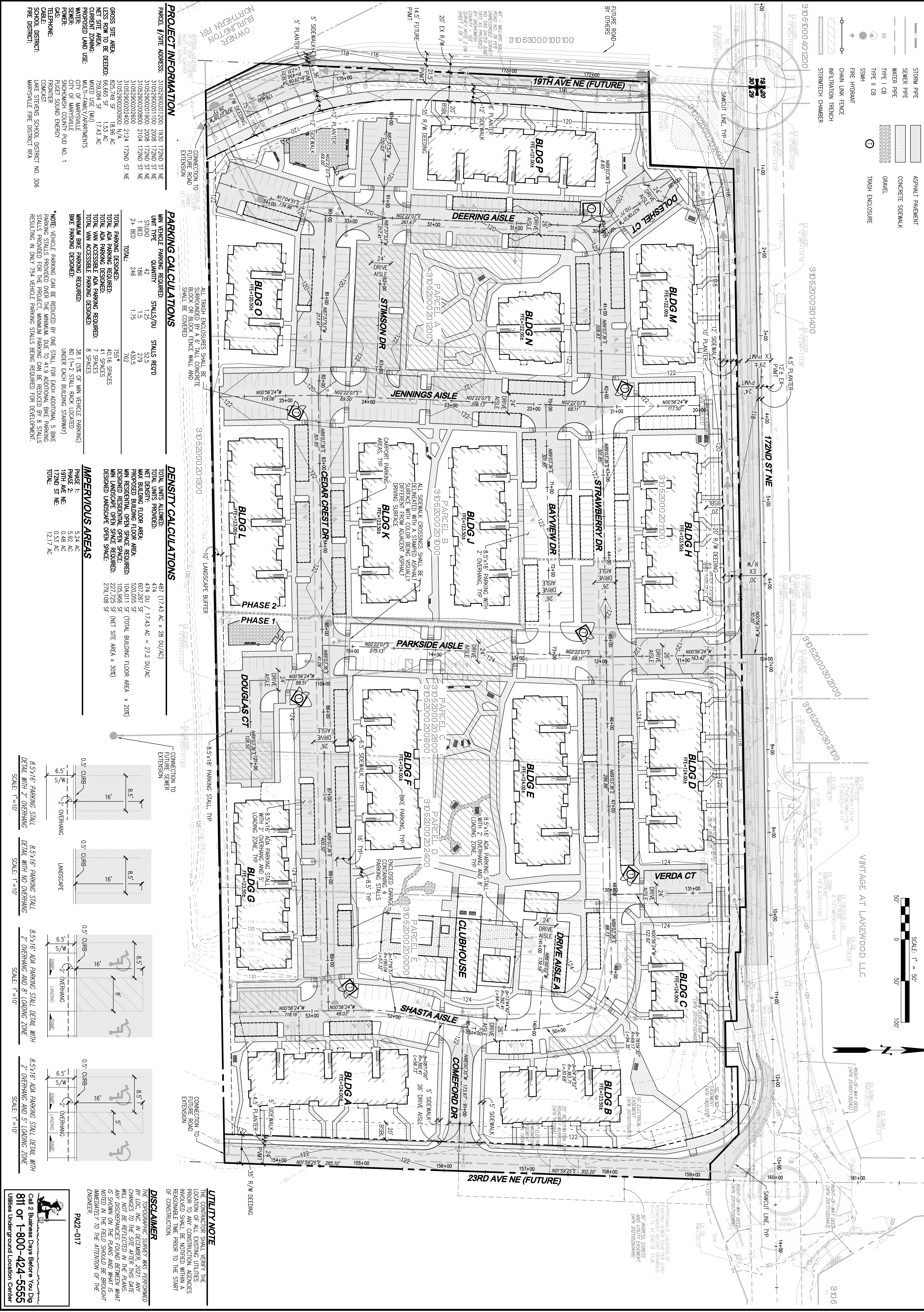
CALL 2 Business Days Before You Dig
811 or 1-800-424-5555

Utilizes Underground Location Center

NW 1/4 OF NW 1/4 OF SEC 29 T4N 31 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE
- TYPE I CB
- TYPE II CB
- SSHM
- FIRE HYDRANT
- CHAIN LINK FENCE
- INFILTRATION TRENCH
- STORMWATER CHAMBER
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- GRAVEL
- TRASH ENCLOSURE



PROJECT INFORMATION

PARCEL #/SITE ADDRESS: 310529000201200- 1930 172ND ST NE
 310529000201100- 2008 172ND ST NE
 310529000201900- 2008 172ND ST NE
 310529000200800- 2104 172ND ST NE
 310529000202600
 31052900020400- 2124 172ND ST NE

OWNER: BURLINGTON NORTHWESTERN RR
 OWNER: R.N. EEDINGS

DESIGNER: LDC
 PROJECT NO: ASP-02

PARKING CALCULATIONS

MIN VEHICLE PARKING REQUIRED:	STATUS/DU	STATUS RECD
STUDIO	42	1.25
1 BED	186	279
2+ BED	246	1.75
TOTAL		755*

TOTAL ADA PARKING REQUIRED: 40.16 SPACES
 TOTAL VAN ACCESSIBLE ADA PARKING REQUIRED: 41 SPACES
 TOTAL VAN ACCESSIBLE PARKING DESIGNED: 8 SPACES

MINIMUM BIKE PARKING REQUIRED: 38.1 (5% OF MIN VEHICLE PARKING)
 UNDER EACH BUILDING STAIRWAY

DENSITY CALCULATIONS

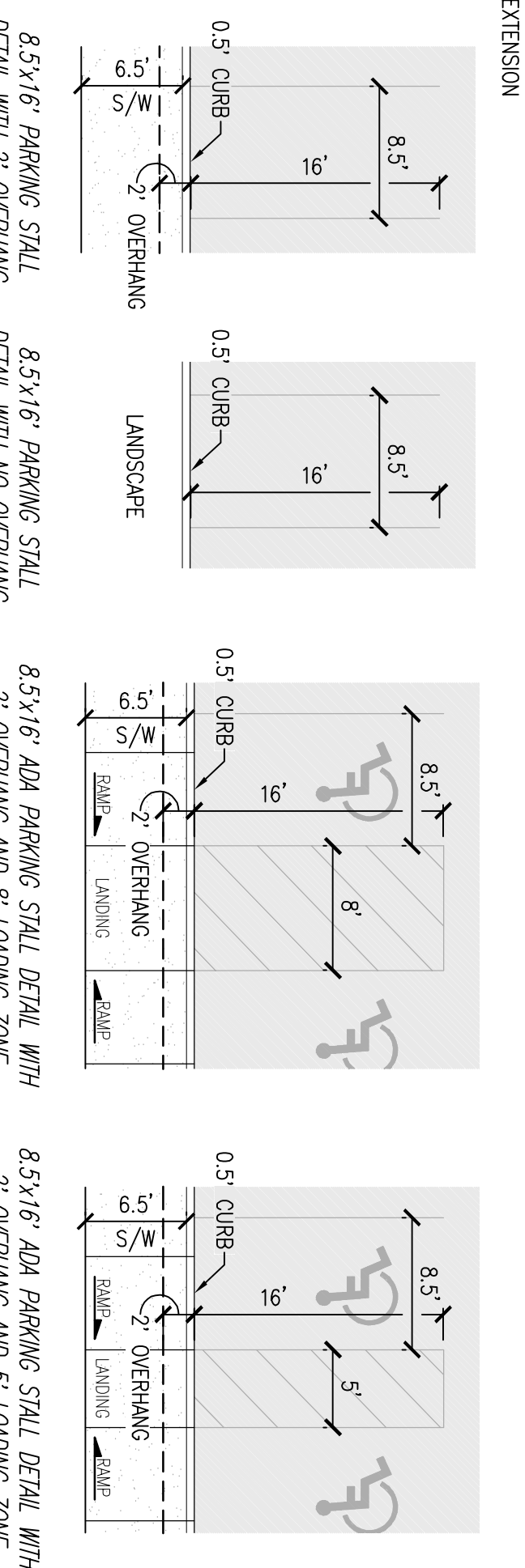
TOTAL UNITS ALLOWED: 487 (17.43 AC x 28 DU/AC)
 TOTAL UNITS PROVIDED: 474 DU / 17.43 AC = 27.2 DU/AC

MAX BUILDING FLOOR AREA: 607,267 SF
 PROPOSED BUILDING FLOOR AREA: 520,055 SF
 MIN RESIDENTIAL OPEN SPACE REQUIRED: 104,011 SF (TOTAL BUILDING FLOOR AREA x 20%)

DESIGN RESIDENTIAL OPEN SPACE: 103,996 SF
 DESIGNED RESIDENTIAL OPEN SPACE: 279,108 SF (NET SITE AREA x 30%)
 DESIGNED LANDSCAPE OPEN SPACE: 279,108 SF

IMPERVIOUS AREAS

PHASE 1: 5.24 AC
 PHASE 2: 5.92 AC
 19TH AVE NE: 0.53 AC
 172ND ST NE: 12.17 AC
TOTAL: 14.86 AC



UTILITY NOTE

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DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN DECEMBER 2021. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

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 Utilizes Underground Location Center

REG NUMBER: C31747A
 DRAWING NAME: C21147A-ASP-PL.dwg
 DRAWING BY: KCR
 DATE: 4-19-22
 SCALE: 1"=50'
 JURISDICTION: CITY OF MARYSVILLE

INTRACORP HOMES
MARYSVILLE 172 AND 23 APARTMENTS
 ADMINISTRATIVE SITE PLAN

LDC
 Surveying
 Engineering
 Planning
 Kent Woodinville Olympia
 20210 142nd Avenue NE
 Woodinville, WA 98072
 T 425.806.1869 www.LDCcorp.com F 425.482.2893

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