



# ADMINISTRATIVE SITE PLAN APPROVAL

Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270  
 Office Hours: Mon - Fri 8:00 AM - 4:30 PM ♦ Phone: (360) 363-8100

PROJECT INFORMATION									
<b>Project Title</b>	Mack Townhomes			<b>Date of Report</b>	November 3, 2022				
<b>File Number</b>	PA22-027			<b>Attachments</b>	Approved Site Plan (Exhibit 019)				
<b>Administrative Recommendation</b>	Approve the preliminary multi-family site plan, subject to the conditions of approval contained in Section 2.0.								
BACKGROUND SUMMARY									
<b>Applicant</b>	TEC Holdings 123, LLC								
<b>Request</b>	Administrative Site Plan Approval in order to construct twenty-two (22) townhome units on a single lot, and associated site improvements.								
<b>SEPA Status</b>	Exempt pursuant to MMC 22E.030.090(1)(b)								
<b>Site Address</b>	11115 Smokey Point Blvd.			<b>APN(s)</b>	30050900400300				
<b>Acreage (SF)</b>	1.18 acres (51,053 SF)			<b>Section</b>	09	<b>Township</b>	30	<b>Range</b>	05
<b>Comprehensive Plan</b>	MU	<b>Zoning</b>	MU	<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>		
	Marysville	Marysville			Marysville	Marysville			
<b>Present Use of Property</b>	Site is developed with a single-family residence and associated improvements.								
REVIEWING AGENCIES									
<b>Marysville</b>	<b>Local Agencies &amp; Districts</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 type="checkbox"/> Parks <input checked="" type="checkbox"/> Planning <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> Public Works <input type="checkbox"/>	<input type="checkbox"/> Arlington (city) <input type="checkbox"/> Arlington Airport <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input type="checkbox"/> Frontier <input type="checkbox"/> Lake Stevens (city) <input type="checkbox"/> Lake Stevens SD 4 <input type="checkbox"/> Lakewood SD 306 <input checked="" type="checkbox"/> Marysville SD 25 <input checked="" type="checkbox"/> PUD No. 1			<input type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input type="checkbox"/> DOE <input type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> WUTC		<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works		<input checked="" type="checkbox"/> Tulalip Tribes <input checked="" type="checkbox"/> Stillaguamish Tribe	
ACTION									
<input checked="" type="checkbox"/> Administrative	<input type="checkbox"/> City Council	<input type="checkbox"/> Quasi-Judicial	<input type="checkbox"/> Planning Commission						
<b>Date of Action</b>	November 3, 2022	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Continued					
STAFF CONTACT									
<b>Name</b> Amy Hess	<b>Title</b> Senior Planner	<b>Phone</b> 360-363-8215	<b>E-mail</b> ahess@marysvillewa.gov						

**SURROUNDING USES**

	<b>Comprehensive Plan</b>	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	Mixed Use	MU	Industrial Storage
<b>North</b>	Multi-family Low Density	R-12	Single-family residence
<b>East</b>	Mixed Use	MU	Townhomes
<b>South</b>	Mixed Use	MU	Vacant
<b>West</b>	Mixed Use	MU	Furniture Store

**Vicinity Map**



- |                       |                         |                                 |                           |
|-----------------------|-------------------------|---------------------------------|---------------------------|
| General Commercial    | 88 - Mixed Use          | R12 Multi-Family Low            | R4.5 Single Family Medium |
| Downtown Commercial   | General Industrial      | R6-18 Multi-Family Low          | Public-Institutional      |
| Community Business    | Light Industrial        | R8 Single Family High Small Lot | Recreation                |
| Neighborhood Business | R28 Multi-Family High   | R6.5 Single Family High         | Open                      |
| Mixed Use             | R18 Multi-Family Medium | R4-8 Single Family High         |                           |

# 1.0 FINDINGS AND CONCLUSIONS

## 1. Description of Proposal

The applicant is requesting administrative site plan approval in order to construct a 22-unit townhome development and associated site improvements.

## 2. Project History

An application was filed on June 28, 2022 and was deemed complete on June 29, 2022. Public notice of application was provided in accordance with MMC 22G.010.090.

## 3. Site Location

The subject property is located at 11115 State Avenue NE and is identified as Assessor’s Parcel Number (APN) 30050900400300.

## 4. Site Description

The project site is approximately 1.18 acres in size. The site is nearly level to slightly sloping downward to the east.

The site is bordered by single-family residences to the north, a furniture store to the west, a townhome development to the east, and vacant land to the south.

The subject property is zoned Mixed Use, as are surrounding properties to the east, south and west. Property to the north is zoned Multi-family Low Density.

## 5. Public Comments

No public comments were received during the comment period.

## 6. Agency Comments

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

- a. Marysville Fire District: *Building heights are shown to be 45’. Residential type fire sprinkler systems are required in townhomes.*

*Plan show access to all units by a 22’ wide paved private access road. Minimum 20’ width is required for buildings up to 30’ tall. Minimum 26’ width access is required for buildings over 30’ tall and near hydrants. The access road construction shall meet city Engineering Design and Development Standards (EDDS). A private access road may not be allowed per city EDDS 3-205 Private Streets. A public local access street with 28’ wide pavement may be required per EDDS 3-202 Residential Access Streets, or alley per EDDS 3-208 Alleys. The total length of private access road appears to be about 550’ long. The city EDDS limits private street lengths to not exceed 300’ and alleys to 400’ maximum. The turnaround proposed appears acceptable.*

*Water line should be a minimum of 8” pipe. There is only one hydrant proposed as seen on plan the location of the proposed hydrant is acceptable, one more hydrant will be needed and the desired location is approximately 200’ north and on the east side of the road from where Drive A begins. Maximum spacing allowed for hydrants in MF areas is 300’ apart. No information about available fire flow is provided for nearby existing fire hydrants. Minimum 1,500 gpm fire flow is required. Request fire flow test results from the city water department.*

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

- 1. The project shall comply with current fire code requirements (2018 IFC) including WA State and local City of Marysville amendments to the fire code, city design standards, and applicable NFPA standards, including IFC Chapter 33 and NFPA 241 construction codes.*
- 2. Any fire code required construction permits (IFC section 105.7) are obtained through Marysville Community Development at 80 Columbia Avenue.*
- 3. Fire marshal approval of fire access and fire hydrant/water supply systems is required as part of the civil construction plan review and approval process.*
- 4. It is the developer's responsibility to see that adequate water for fire protection is attainable. The minimum required fire flow is determined using IFC Appendix B, and depends upon building sizes, construction types, and sprinkler systems. Proof of fire flow will be required. Documentation/certification of available water supplies for providing the required fire flows is required for final approval of the water system for this project and prior to building construction. Check with the city Public Works Dept. for water system information.*
- 5. The minimum required fire flow for hydrants protecting MF use areas is 1,500 gpm.*
- 6. Maximum hydrant spacing for business, commercial, and multifamily uses is 300' apart.*
- 7. Fire hydrants shall be provided onsite 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 in approved locations. Fire hydrants with approved water supply must be in service prior to building construction.*
- 8. 10. 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.*
- 9. A fire apparatus access roadway is required to extend to within 150' of all parts of buildings (within 200' with fire sprinklers).*
- 10. The minimum allowed width for fire apparatus access is 20' wide. A minimum 26 feet wide fire apparatus access roadway is required within 20 feet on both sides of fire hydrants.*
- 11. A minimum 26' wide fire apparatus access is required in the immediate vicinity of any building more than 30' in height for ladder truck operations (measured to peak height), with the near edge of the access located within 15'-30' of the building, positioned parallel to one entire side of the building (MMC 9.04.503.1.4).*
- 12. Turnaround provision is required for dead-end access in excess of 150 feet long.*
- 13. Turnarounds shall comply with city standard plans, with cul-de-sacs for public roadways and hammerheads allowed for private roads.*

14. *Recommend the roadways be posted "NO PARKING" where needed to maintain unobstructed emergency access.*
  15. *An adequate access route for fire apparatus must be in service prior to any building construction.*
  16. *If vehicle impact protection is deemed required for protection of any equipment it shall comply with IFC Section 312. Guard posts (bollards) are typically required for protection of gas piping, electrical equipment, fire protection piping and hydrants located where they could be subject to vehicle damage.*
  17. *All parts of building exteriors should be accessible for firefighting by an approved route around the building with minimum 5' wide access for SF and 10' wide access for MF sites.*
  18. *The city address committee will determine road names and address numbers.*
  19. *Residential NFPA 13D type fire sprinkler systems are required in each townhome unit. Be clear when plans are submitted to show that these will be IRC townhomes, not IBC apartments (sprinklers and construction differ).*
  20. *Where residential NFPA 13D type fire sprinklers are required the developer should install a water service per Standard Plan 2-090-001 Full ¾" x 1" Meter Service. Under this plan a 1" tap is made at the water main and 1" piping is run to the 1" meter setter. If in the end a ¾" water meter will suffice then all that is required is to install two reducer bushings with the ¾" water meter. A single service tap should be used where sprinklers are required, not a double service installation.*
  21. *Fire extinguishers are required in approved locations- minimum 2A-10B-C UL rated.*
  22. *Recommend the buildings to be constructed here include fire-resistant exterior construction (such as cement fiber type siding).*
- b. *Snohomish County PUD: No comments received.*
  - c. *DAHP: No comments received.*
  - d. *Stillaguamish Tribes: No comments received.*
  - e. *Tulalip Tribes: No comments received.*
  - f. *Marysville School District: No comments received.*

**7. Critical Areas**

There are no critical areas located on the subject property or within 650 feet of the subject property.

**8. SEPA**

Pursuant to MMC 22E.030.090, this proposal is categorically exempt from SEPA review.

**9. Access/Circulation**

Access to the development will be private in nature, as there is no existing frontage on public roadways along site boundaries. Access will be provided via a 31-foot access easement from adjacent property to the south, with a 31-foot wide access road including 20-feet of pavement, 2 feet of rolled curb, and 5 feet of sidewalk on

both sides. Turnaround provisions will be provided using a 'hammerhead' located between units 17 and 18. The hammerhead shall meet the Standard Plan specifications in the Engineering Development and Design Standards (EDDS). This area shall be clearly delineated as a Fire turnaround area and marked for no parking.

## **10. Traffic Concurrency**

According to the Institute of Transportation Engineers Trip Generation Manual, Land Use Code 215: Single-Family Attached generates 7.50 average daily trips (ADT) and 0.57 PM Peak hour trips (PMPHT) per unit. The proposed development is anticipated to generate a total of approximately 124.44 ADT's and 12.54 PMPHT's.

Based on review of existing conditions and anticipated trip generation, as well as other applicable supplemental information submitted with the application and on file with the City, the City Engineer made a traffic concurrency recommendation to the applicant dated October 25, 2022 (Exhibit 022). The traffic concurrency recommendation included the following condition to mitigate traffic impacts:

In order to mitigate impacts upon the future capacity of the road system, the applicant shall be required to submit payment to the City of Marysville, on a proportionate share cost of the future capacity improvements as set forth in MMC 22D.030.070(3), for the development. The Mack Townhomes development will generate 12.54 new PMPHT. Traffic impact fees shall be vested at a rate of \$6,300, per PMPHT. The traffic impact fees for this proposal is estimated to be \$79,002 (12.54 PMPHT x \$6,300).

The applicant submitted a written proposal, dated October 28, 2022 (Exhibit 023), agreeing to the development's traffic impacts and mitigation measures.

Pursuant to MMC 22D.030.070(6)(a)(ii), the traffic concurrency determination and the project's impacts and mitigation obligations shall expire on November 3, 2028.

## **11. Utilities**

Utilities are proposed to be provided as follows:

- a. Storm Drainage – The development proposes to infiltrate 100% of stormwater onsite via a system of pervious pavement and infiltration trenches/galleries. Pursuant to Chapter 14.15 MMC, a stormwater pollution prevention plan (SWPPP) and subsequent installation of an approved stormwater management system are required.
- b. Water – The applicant is proposing to connect to the 8" water main being installed within the project to the east as well as through the access easement to the south, and extend on site to serve the development.
- c. Sewer – The applicant is proposing to connect to the existing 8-inch sewer main that is currently located in the parcel to the south. This sewer main will be extended on site to serve the development.

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

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

- ## **12. Application Review:**
- MMC Chapter 22G.010.140(3) requires the city to determine whether or not the project meets the following items described in the applicable plans and regulations:

- a. Type of land use permitted at the site, including uses that may be allowed under certain circumstances, such as planned residential development and conditional uses, if the criteria for their approval have been satisfied.

Staff Comment: Pursuant to MMC 22C.020.060, townhomes are permitted outright in the MU zone.

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

Staff Comment: Residential uses are permitted at a density of 28 dwelling units per acre. This project proposes a density of 18.6 units per acre (22 units/1.18 net project acres = 18.6), which complies with the density allowances.

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

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

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

**LAND USE ELEMENT**

General Development Land Use Goals & Policies

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

Single Family

*Policies:* LU-41

Mixed Use

*Policies:* LU-149

**HOUSING ELEMENT**

Housing Policies

*Policies:* HO-2, HO-4, HO-8, HO-13, HO-20, HO-25, HO-29, HO-30

**ENVIRONMENTAL ELEMENT**

Earth Goals and Policies

*Policies:* EN-21

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

*Policies:* EN-32, EN-38

**TRANSPORTATION ELEMENT**

Mobility Options

*Policies:* T-27, T-29

Financing and Implementation

*Policies:* T-48

**PARKS AND RECREATION ELEMENT**

*Policies:* PK-12, PK-26

**UTILITIES ELEMENT**

*Policies:* UT-1, UT-3, UT-18

**PUBLIC FACILITIES & SERVICES ELEMENT**

Police, Fire, Library

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

Schools

*Policies:* SC-6

Water, Sewer, Storm Drainage, Solid Waste

*Policies:* PF-1, PF-2, PF-9, PF-19, PF-20, PF-26

a. Development Standards.

Staff Comment: The project site is currently zoned Mixed Use (MU). The purpose of the mixed use zone (MU) 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 will comply with the intent of the MU zone, and as conditioned herein, will meet all of the applicable development outlined in Title 22 MMC, *Unified Development Code*.

**13. In-House Days**

Pursuant to MMC Section 22G.010.200, a final decision on the application shall be made within 120 days from the date of the letter of completeness. A decision on the application was made forty-nine (49) in-house days from the date of completeness.

**2.0 RECOMMENDATION**

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

1. The preliminary site plan (Exhibit 019) shall be the approved preliminary site plan layout.
2. Automated residential fire sprinkler systems shall be installed in all units and a fire sprinkler plan shall be provided at the time of building permit submittal.
3. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with the Building Design standards outlined in MMC 22C.020.290 as follows.
  - a. MMC 22C.010.290(6), *Building Design – Human-Scale Standards*.
  - b. MMC 22C.010.290(7), *Building Design – Architectural Scale*.
  - c. MMC 22C.010.290(8), *Building Design – Entrances*.
  - d. MMC 22C.010.290(9), *Building Design – Details*.
  - e. MMC 22C.010.290(10), *Window Design for Residential uses*.
  - f. MMC 22C.010.290(11), *Building Materials*.



- g. MMC 22C.010.290(12), *Blank Walls*.
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 shall be vested at a rate of \$6,300 per new PMPHT.
  5. The applicant shall submit payment to the City of Marysville for park impacts caused by the development pursuant to Chapter 22D.020 MMC. Park impact fees will be based on the fee schedules in effect at the time an individual building permit application is accepted by the City.
  6. The applicant shall submit payment to City of Marysville School District No. 25 for school impacts caused by the multi-family development pursuant to Chapter 22D.040 MMC. School impact fees will be based on the fee schedules in effect at the time an individual building permit application is accepted by the City.
  7. Prior to granting occupancy permits, declaration or covenants shall be required to be recorded with the Snohomish County Auditor, including provisions which address the following:
    - a. Maintenance of the common areas, drainage system, open space, landscaping and other private improvements within the development.
    - b. Provisions for storage, parking of boats, RV's, non-operable vehicles and similar storage so as not to reduce the proposed parking within the development along with enforcement mechanisms for these provisions.These covenants or restrictions shall be reviewed and approved by the Community Development Department prior to recording.
  8. All mechanical equipment shall be organized, proportioned, detailed, screened, landscaped (with decks or terraces) and/or colored to be an integral element of the building and minimize visual impacts from the ground level of adjacent streets and properties. For example, screening features should utilize similar building materials and forms to blend with the architectural character of the building.
  9. Prior to civil construction plan approval, the applicant shall have a FINAL landscaping plan approved that includes all of the plan submittal requirements outlined in MMC 22C.120.030, and includes all of the applicable design elements outlined in MMC Chapter 22C.120.
  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. If at any time during construction archaeological resources are observed in the project area, work shall be temporarily suspended at that location and a professional archaeologist shall document and assess the discovery. The Department of Archaeology and Historic Preservation (DAHP) and all concerned tribes shall be contacted for any issues involving Native American sites. If project activities expose human remains, either in the form of burials or isolated bones or teeth, or other mortuary items, work in that area should be stopped immediately. Local law enforcement, DAHP, and affected tribes shall be immediately contacted. No additional excavation should be undertaken until a process has been agreed upon by these parties, and no exposed human remains should be left unattended.

**Prepared by:** Amy

**Reviewed by:** Chris

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

**Signature:** Haylie Miller **Date:** November 3, 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.