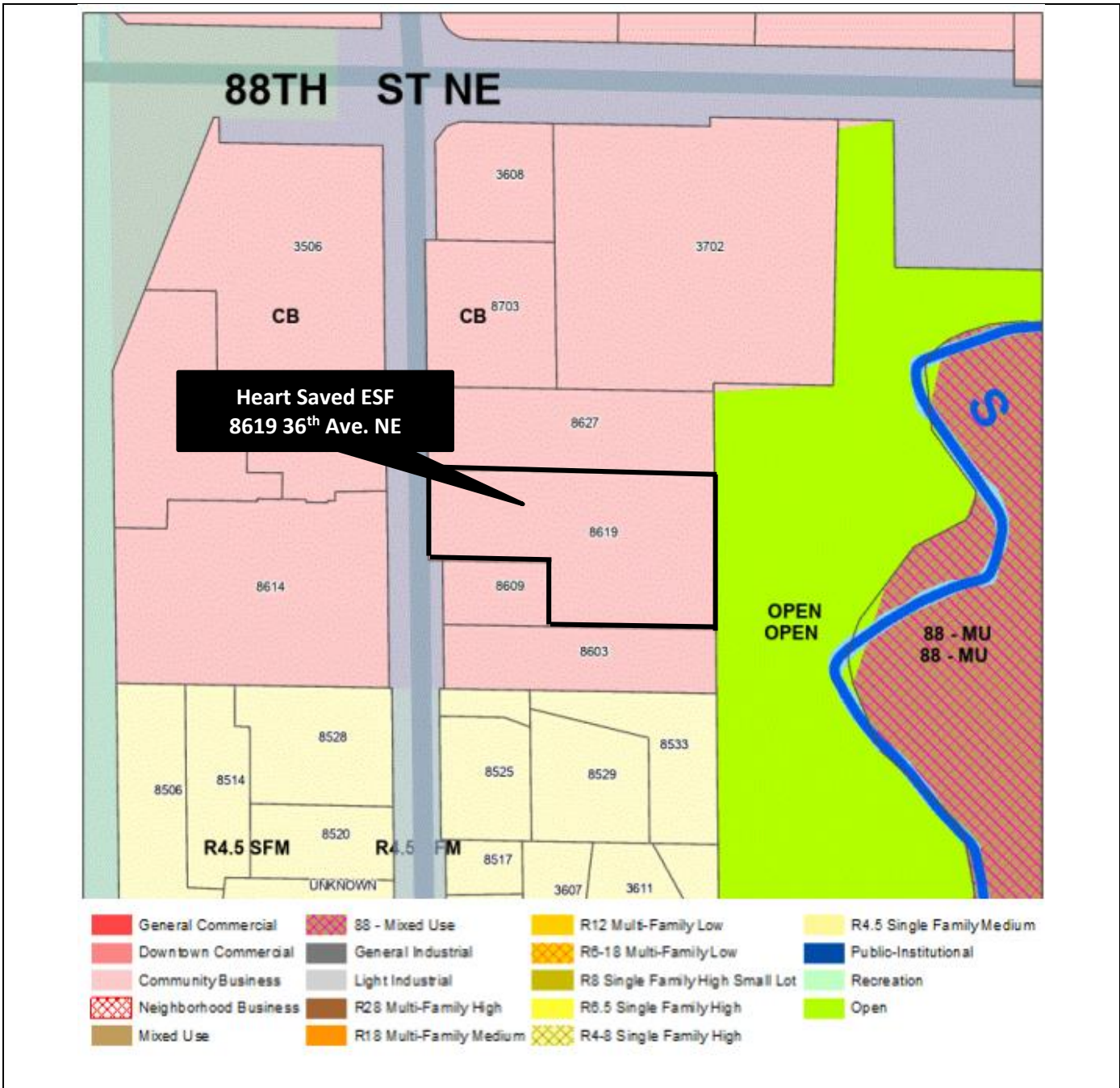


ADMINISTRATIVE SITE PLAN APPROVAL

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

PROJECT INFORMATION										
Project Title	Heart Saved Enhanced Services Facility				Date of Report	October 6, 2022				
File Number	PA22-036				Attachments	Approved Site Plan (Exhibit 024) MDNS (Exhibit 026)				
Administrative Recommendation	Approve the preliminary commercial site plan, subject to the conditions of approval contained in Section 2.0.									
BACKGROUND SUMMARY										
Applicant	Heart Saved Adult Family Home, LLC									
Request	Administrative Site Plan Approval in order to construct a two-story commercial building, housing a 16-bed Enhanced Services Facility (ESF) on the second floor and office/retail on the first floor, and associated site improvements.									
SEPA Status	A Mitigated Determination of Non-significance was issued on September 15, 2022 (Exhibit 026). Appeal period expired September 29, 2022. No appeals were filed.									
Site Address	8619 36 th Avenue NE			APN(s)	00459600000202					
Acreage (SF)	1.01 acres (43,995 SF)			Section	21	Township	30	Range	05	
Comprehensive Plan	CB	Zoning	CB	Shoreline Environment			N/A			
Water Supply	Current		Proposed		Sewer Supply	Current		Proposed		
	None		Marysville			None		Marysville		
Present Use of Property	Site is vacant.									
REVIEWING AGENCIES										
Marysville	Local Agencies & Districts			State & Federal		County		Other		
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input checked="" type="checkbox"/> Land Development <input type="checkbox"/> Parks <input checked="" type="checkbox"/> Planning <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> Public Works <input type="checkbox"/>	<input type="checkbox"/> Arlington (city) <input type="checkbox"/> Arlington Airport <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input type="checkbox"/> Frontier <input type="checkbox"/> Lake Stevens (city) <input type="checkbox"/> Lake Stevens SD 4 <input type="checkbox"/> Lakewood SD 306 <input 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 checked="" 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							
Date of Action	October 6, 2022	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Continued						
STAFF CONTACT										

Name Amy Hess		Title Senior Planner		Phone 360-363-8215		E-mail ahess@marysvillewa.gov	
SURROUNDING USES							
	Comprehensive Plan	Zoning	Land Use				
Site	Community Business	CB	Vacant				
North	Community Business	CB	Single-family residence				
East	Open	Open	Quilceda Creek and associated buffer				
South	Community Business	CB	Duplex and Single-family residence				
West	Community Business	CB	Hotel				
Vicinity Map							



1.0 FINDINGS AND CONCLUSIONS

1. Description of Proposal

The applicant is requesting administrative site plan approval in order to construct a two-story commercial building with a 16-bed Enhanced Services Facility (ESF) on the second floor and commercial/retail on the first floor, and associated site improvements including, but not limited to, off-street parking, frontage improvements, and landscaping.

2. Project History

An application was filed on August 15, 2022 and was deemed complete on August 16, 2022. Public notice of application was provided in accordance with MMC 22G.010.090 and 22G.280.030.

3. Site Location

The subject property is located at 8619 36th Avenue NE and is identified by Assessor Parcel Number (APN) 00459600000202.

4. Site Description

The project site is approximately 1.01 acres in size. The site is nearly level to slightly sloping downward to the east. A steep, forested slope is located in the eastern portion of the site and grades to a Category II wetland associated with Quilceda Creek. The site is presently vacant.

The site is bordered by single-family and duplex residences to the north and south. Across 36th Avenue to the west is a hotel and associated parking lot. To the east is Quilceda Creek and associated buffers.

The subject property is zoned Community Business, as are surrounding properties to the north, south and west. Directly east is designated Open Space, as it encompasses Quilceda Creek and it's buffer.

5. Public Comments

During the public review and comment period, the City received one public comment via phone. The caller expressed concerns related to an increase in crime related to the residents of this type of facility and noted that there has been an uptick in crime in the area over the last two years.

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: *Sprinkler room appears acceptable for sprinkler riser and alarm panel. Access meeting city code requirements for aerial fire apparatus access may be required. The front drive aisle may provide the access required. See MMC 9.04.503.1.5.*

Plans do not show proposed water main extension. Plans show a new fire hydrant along the south side of the drive aisle, off the center of the building. Hydrant location is good. Water main extension with approved fire hydrants onsite will be required. The building sprinkler system FDC is required to be located within 3' to 10' from a fire hydrant.

The City GIS water map shows a 12" water main in the roadway, with existing fire hydrants located along the west side of the road, about 100' apart. The spacing of existing fire hydrants meets current fire code requirements for this use. Maximum 300' apart is allowed for MF use.

No information about available fire flow is provided for the fire hydrants near this site. The minimum fire flow required for the site is 1,500 gpm. Contact the city water dept. for flow test.

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. 3002.4 Elevator car to accommodate ambulance stretcher.

Where elevators are provided in buildings four or more stories above, or four or more stories below, grade plane, not fewer than one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher 24 inches by 84 inches (610 mm by 2134 mm) with not less than 5-inch (127 mm) radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall be not less than 3 inches (76 mm) in height and shall be placed inside on both sides of the hoist-way door frame.

3. Fire permits are required for fire alarm and sprinkler system installations (IFC section 105.7). Obtain permits through Marysville Community Development at 80 Columbia Avenue.

4. 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.

5. 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.

6. The minimum required fire flow for hydrants protecting commercial MF buildings is 1,500 gpm (with 20-psi minimum residual pressure).

7. Existing fire hydrant spacing along the roadway appears adequate. The city GIS water map shows the two closest hydrants along the roadway frontages are spaced about 100' apart.

8. Maximum hydrant spacing for the proposed use is 300' apart.

9. 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, with maximum spacing of 300 feet apart. Fire hydrants with approved water supply must be in service prior to building construction.

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.

11. Buildings with NFPA 13 sprinkler systems require a riser room separated by fire resistive construction, and a fire department connection (FDC) in an approved location away from the building near a fire hydrant (FDCs to be within 3'-10' from hydrants). A location in the sprinkler riser room is required for the backflow prevention for the fire sprinkler system on NFPA 13 type systems (not in a vault). The location of fire hydrants and FDCs requires approval on civil plans. Plans for underground fire sprinkler piping shall be shown on civil construction water plans, and submitted for fire marshal review and approval.

12. Fire extinguishers are required in approved locations- minimum 2A-10B-C UL rated.

13. Recommend the buildings to be constructed here include fire-resistant exterior construction (such as hardiplank type siding).

14. Access planned appears adequate for fire apparatus. The drive aisle access width that is shown is 26' access appears adequate. A minimum 26 feet wide fire apparatus access is required in the immediate vicinity of any building more than 30 feet in height for ladder truck operations, and within 20 feet on both sides of fire hydrants.

15. Turnaround provision is required for dead-end access in excess of 150 feet long.

16. Recommend the driveway be posted "NO PARKING" where needed to maintain unobstructed emergency access.

17. An adequate access route for fire apparatus must be in service prior to any building construction.

18. 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.

19. Access for firefighting operations along all sides of all buildings is required. A minimum 10' wide access is required. All parts of building exteriors should be accessible for firefighting by an approved route around the building, and be within 200 feet of a fire apparatus access.

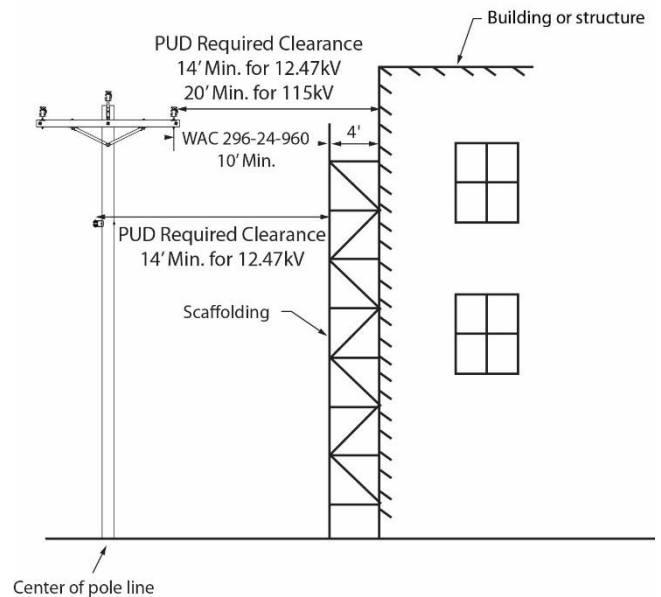
- b. Snohomish County PUD: The District presently has enough electric system capacity to serve the proposed development. However, the existing District facilities in the local area may require upgrading. Cost of any work, new or upgrade, to existing facilities that is required to connect this proposed development to the District electric system shall be in accordance with the applicable District policy. The developer will be required to supply the District with suitable locations/easements upon its property for any electrical facilities that must be installed to serve the proposed development. It is unlikely that easements will be granted on District-owned property, or consents granted within District transmission line corridors.*

Please be advised that per WAC 296-24-960 the minimum worker safety clearance from any District distribution conductor is 10 feet. Therefore, the District requires a minimum 14-foot clearance from any structure to accommodate workers, scaffolding and ladders. Minimum worker safety clearance from 115kV transmission wires is 20 feet.

Any relocation, removal or undergrounding of District facilities to accommodate this project and the worker safety clearances shall be at the expense of the project developer and must be coordinated with the PUD in advance of final design. Please include any project related utility work in all applicable permits.

Please be aware that if your project is being reviewed by Snohomish County and there are critical areas or buffers within your project as defined by Snohomish County in SCC 30.62A.300, you may be required to do a critical area study. Any utility work that will increase the utility footprint, such as installation, extension or construction is subject to these standards and requirements. New utility construction and installation is only allowed within critical areas or buffers when no alternative location exists and when you mitigate any impacts to the area. Snohomish County can provide the critical area study and has listed its fee structure under SCC 30.86.525. Snohomish PUD requires that, prior to applying for electrical service from the PUD, you address any critical area considerations and obtain the appropriate approvals to proceed with your project.

Please contact the District prior to design of the proposed project. For information about specific electric service requirements, please call the District's Everett office at 425-783-8272 to contact a Customer Engineer.



- c. DAHP: *No comments received.*
- d. Stillaguamish Tribes: *No comments received.*
- e. Tulalip Tribes: *No comments.*
- f. Department of Ecology: *No comments received.*

7. Critical Areas

A critical areas study was completed by ACRE Environmental Consulting, LLC, dated December 12, 2019 and submitted (Exhibit 005). The report identified a Category II wetland located immediately east of the subject property, which is associated with Quilceda Creek. The wetland was identified as a Depressional wetland, with an

associated 100-foot buffer. No portion of the wetland is on the project site; however, the buffer does extend well on to the eastern portion of the project site.

Quilceda Creek, a Type S stream with a 100-foot buffer is also located off site to the east. Pursuant to MMC 22E.010.200(3)(b), "any stream adjoined by a wetland or other adjacent habitat area shall have the buffer which applies to the wetland or other habitat area unless the stream buffer requirements are more expansive." In this instance, the 100-foot wetland buffer is the more restrictive buffer.

No development will occur within the buffer, and appropriate fencing and signage identifying the area as a sensitive habitat will be installed. Consistent with Condition number 6 of the SEPA MNDS, Pursuant to MMC 22E.010.100(3), a FINAL Critical Areas Enhancement, Monitoring and Maintenance Plan, designed in accordance with MMC 22E.010.160, shall be required to be approved, prior to civil construction plan approval.

8. SEPA

A State Environmental Policy Act (SEPA) Mitigation Determination of Non-significance (MDNS) was issued on September 15, 2022 (Exhibit 026). No appeal was filed.

9. Access/Circulation

Access to the development is proposed via a 27-foot commercial driveway from 36th Avenue NE at the southern boundary of the site. The 27-foot drive aisle continues to the eastern edge of the developable property, then turns south into an additional parking area, which also serves as a fire turnaround.

10. Traffic Concurrency

According to the Institute of Transportation Engineers Trip Generation Manual, Land Use Code 254: Assisted Living generates 2.60 average daily trips (ADT) and 0.33 PM Peak hour trips (PMPHT) per bed; and Land Use Code 720: Medical/Dental Office generates 36 average daily trips (ADT) and 4.79 PM Peak hour trips (PMPHT) per 1,000 square feet. The proposed development is anticipated to generate a total of approximately 218.3 ADT and 23.1 PMPHTs.

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 September 14, 2022 (Exhibit 028). The traffic concurrency recommendation included the following conditions to mitigate traffic impacts:

- a. In order to mitigate impacts upon the future capacity of the road system, the applicant shall be required to submit payment to the City of Marysville, on a proportionate share cost of the future capacity improvements as set forth in MMC 22D.030.070(3), for the development. The Heart Saved ESF development will generate 23 new PMPHT. Traffic impact fees shall be vested at a rate of \$2,220, per PMPHT. The traffic impact fees for this proposal is estimated to be \$50,600 (23 PMPHT x \$2,200).
- b. The applicant shall be required to dedicate public right-of-way in order to accommodate the build-out of 36th Avenue improvements, in accordance with MMC 12.02A.110(1)(c), Dedication of Road right-of-way – Required setbacks. Right-of-way widths and required dedication shall be determined by the City Engineer.
- c. The applicant shall be required to construct frontage improvements along 36th Avenue, consistent with Engineering Design and Development

Standards (EDDS). Roadway improvements, channelization, site access and lighting plans will be required to be reviewed and approved by the City Engineer, prior to construction plan approval. Overhead utilities shall be undergrounded.

The applicant submitted a written proposal, dated September 18, 2022 (Exhibit 036), 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 September 18, 2028.

11. Impact Fees

This proposal is not subject to school or park impact fees, as it is commercial in nature.

12. Utilities

Utilities are proposed to be provided as follows:

- a. Storm Drainage – The development proposes to collect and discharge stormwater into an infiltration trench approximately 90 feet long by eight feet wide for building, parking lot, and walkway runoff. Runoff from the frontage improvements will use Bioretention Planters in accordance with SMMWW. 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 extend a water line onsite, connecting to the existing 12-inch water main that is located within 36th Avenue NE.
- c. Sewer – The applicant is proposing to connect to the existing 8-inch sewer main that is currently installed within 36th Avenue NE, and extend on-site in order to provide sewer service to the proposed 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.

13. Application Review: MMC Chapter 22C.280 & 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. Notice Requirements

Staff Comment: The applicant mailed written notice to the owners of contiguous properties and the Community Development Department. The notice included the contact information for the owner as well as a description of the proposed facility.

b. Management Plan Required

Staff Comment: The applicant provided a management plan that included how the facility will appropriately meet the assessed needs of potential residents through appropriate staffing and best management practices; addressed potential impacts on nearby uses and proposed mitigation methods; facility management plan, including 24-hour contact information for persons responsible to resolve concerns; staffing, supervision and security arrangements; and a communications plan for providing information to the surrounding neighborhood.

c. Location Criteria

Staff Comment: The proposed location meets all location criteria outlined in MMC 22C.280.050.

- d. 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.

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

Staff Comment: Not applicable, this is a commercial development.

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

Staff Comment: The Comprehensive Plan designation for the subject property is CB. 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, LU-7, LU-8

Community Business

Policies: LU-105, LU-110

HOUSING ELEMENT

Housing Policies

Policies: HO-15, HO-25, HO-26, HO-27

ENVIRONMENTAL ELEMENT

Sensitive Lands

Policies: EN-9, EN-13, EN-15

Earth Goals and Policies

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

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

Policies: EN-28, EN-29, EN-32, EN-38

Wildlife

Policies: EN-40, EN-44

TRANSPORTATION ELEMENT

Transportation System Efficiency and Safety

Policies: T-7, T-8

Mobility Options

Policies: T-26

Financing and Implementation

Policies: T-48

PARKS AND RECREATION ELEMENT

Policies: 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

Water, Sewer, Storm Drainage, Solid Waste

Policies: PF-1, PF-2, PF-9, PF-18, PF-19, PF-20, PF-23, PF-24, PF-26

g. Development Standards.

Staff Comment: The project site is currently zoned Community Business (CB). The purpose of the CB zone is to provide retail and personal services for local areas that cannot be served conveniently by larger activity centers, and to provide retail and personal services in location within activity centers that are not appropriate for extensive outdoor storage or auto-related and industrial uses.

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

14. 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 24 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 Heart Saved Enhanced Services Facility, subject to the following conditions:

1. The preliminary site plan (Exhibit 024) date stamped September 13, 2022, shall be the approved preliminary site plan layout.
2. A revised ESF Management Plan addressing the following shall be submitted prior to occupancy being granted:
 - a. Please indicate how you intend to mitigate for potential negative impacts (i.e. limiting deliveries to certain hours, enforcing curfew/quiet times for residents).
 - b. Please identify how 24-hour contact information for persons responsible to resolve concerns pertaining to the facility will be provided to neighbors (i.e. location of contact info).
 - c. Please identify measures for addressing an emergency requiring a police response.
3. Pursuant to MMC 22C.280.060, the following requirements apply:
 - a. The facility shall obtain all necessary licenses, certificates and approvals from state and federal agencies.
 - b. The facility shall serve only individuals who do not pose a direct threat and a significant risk to others, and who have been assessed as medically and psychiatrically stable.
 - c. No more than one enhanced services facility shall be permitted per site.
 - d. The enhanced services facility shall be limited to not more than 16 residents.

4. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with the Building Design standards outlined in MMC 22C.020.250 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.*
5. 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.
6. Prior to building permit approval, the elevator shall be revised to accommodate and ambulance stretcher; see comments from Don McGhee, Assistant Fire Marshal in comment number 6 above.
7. 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.
8. 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.
9. The applicant shall be required to adhere to conditions 1-6 of the Mitigated SEPA Determination of Non-significance (Exhibit 026).

Prepared by: *Amy*

Reviewed by: *Chris*

This **Administrative Industrial 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:** 10/6/22
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.