



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

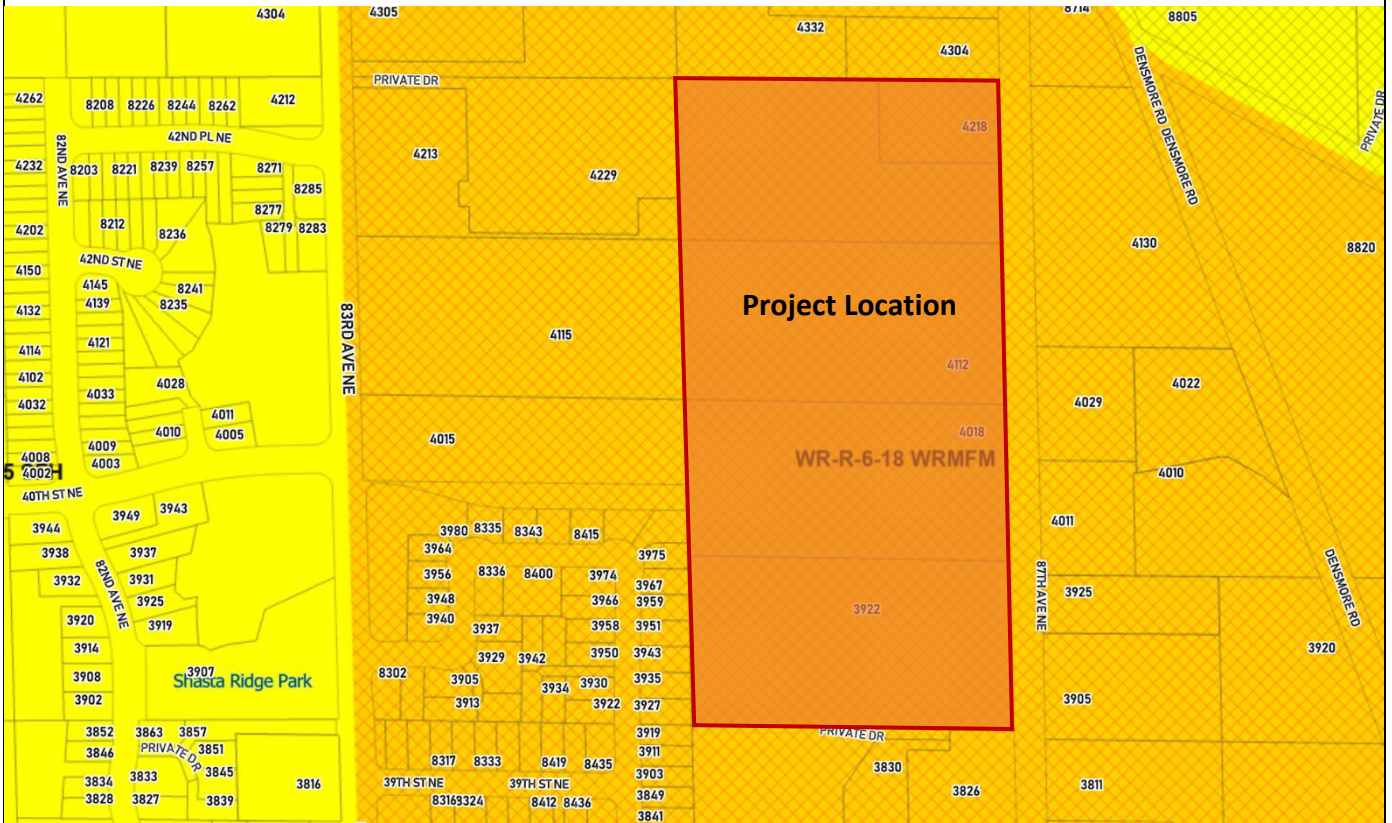
Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270  
Office Hours: Mon - Fri 8:00 AM - 4:30 PM ♦ Phone: (360) 363-8000

| PROJECT INFORMATION   |  |   |   |   |   |   |
|---|--|---|---|---|---|---|
| <b>Project Title</b>  | 87 <sup>th</sup> and 40 <sup>th</sup> PRD  |   | <b>Date of Report</b>   | February 2, 2024  |   |   |
| <b>File Number</b>  | PA22-040   |   | <b>Attachments</b>  | Approved Site Plan<br>(Exhibit 55 – see attached)   |   |   |
| <b>Administrative Recommendation</b>  | Approve the Administrative Binding Site Plan (BSP) and Planned Residential Development (PRD) request to construct a 187-unit townhome development.   |   |   |   |   |   |
| BACKGROUND SUMMARY  |  |   |   |   |   |   |
| <b>Applicant</b>  | PNW Investors, LLC (Attn: Mike Reid)   |   |   |   |   |   |
| <b>Request</b>  | The applicant requested a 187-unit townhome PRD subdivision via Binding Site Plan to create fee simple lots on an assemblage of (5) properties within Whiskey Ridge Master Plan. The applicant proposes to utilize the Residential Density Incentives per MMC 22C.090, to maximize the allowed density onsite. |   |   |   |   |   |
| <b>Site Address</b>   | 4218/4112/4018/3992/NNA 87th Ave NE  |   | <b>APN(s)</b>   | 00590700021201 / 00590700021202 /<br>00590700021300 / 00590700022000 /<br>005907000236000 |   |   |
| <b>Legal Description (abbreviated)</b>  | See Title Report (Exhibit 3)   |   | <b>Section</b>  | 01  | <b>Township</b>   | 29N <b>Range</b> 05E  |
| <b>Comprehensive Plan</b>   | Multifamily Medium   | <b>Zoning</b>                                       | WR-R-6-18   | <b>Shoreline Environment</b>  |   | N/A   |
| <b>Water Supply</b>   | <b>Current</b>   | <b>Proposed</b>                                     |   | <b>Sewer Supply</b>   | <b>Current</b>  | <b>Proposed</b>   |
|   | Marysville   | Marysville  |   |   | Private (septic)  | Marysville  |
| REVIEWING AGENCIES  |  |   |   |   |   |   |
| <b>Marysville</b>   | <b>Local Agencies</b>  |   | <b>State &amp; Federal</b>  |   | <b>County</b>   | <b>Other</b>  |
| <input checked="" type="checkbox"/> Building<br><input checked="" type="checkbox"/> Fire District<br><input checked="" type="checkbox"/> Land Development<br><input checked="" type="checkbox"/> Planning<br><input checked="" type="checkbox"/> Police<br><input checked="" type="checkbox"/> Public Works | <input checked="" type="checkbox"/> Comcast<br><input checked="" type="checkbox"/> Ziplly<br><input checked="" type="checkbox"/> Lake Stevens (city)<br><input checked="" type="checkbox"/> Lake Stevens School Dist.<br><input checked="" type="checkbox"/> PUD No. 1   |   | <input checked="" type="checkbox"/> DAHP<br><input checked="" type="checkbox"/> DOE<br><input checked="" type="checkbox"/> WDFW<br><input checked="" type="checkbox"/> WSDOT<br><input type="checkbox"/> WUTC |   | <input type="checkbox"/> Health District<br><input type="checkbox"/> Planning<br><input checked="" type="checkbox"/> Public Works - Land Development<br><input type="checkbox"/> Public Works | <input checked="" type="checkbox"/> Tulalip Tribes<br><input checked="" type="checkbox"/> Stillaguamish Tribe |
| ACTION  |  |   |   |   |   |   |
| <input checked="" type="checkbox"/> <b>Administrative</b>   | <input type="checkbox"/> <b>City Council</b>   | <input type="checkbox"/> <b>Quasi-Judicial</b>      | <input type="checkbox"/> <b>Planning Commission</b>   |   |   |   |
| <b>Date of Action</b>   | February 2, 2024   | <input checked="" type="checkbox"/> <b>Approved</b> | <input type="checkbox"/> <b>Denied</b>  | <input type="checkbox"/> <b>Continued</b>   |   |   |
| STAFF   |  |   |   |   |   |   |
| <b>Name</b> Emily Morgan  | <b>Title</b> Senior Planner  | <b>Phone</b> 360.363.8216                           | <b>E-mail</b> <a href="mailto:emorgan@marysvillewa.gov">emorgan@marysvillewa.gov</a>  |   |   |   |

**SURROUNDING USES**

|              | <b>Comprehensive Plan</b>                 | <b>Zoning</b> | <b>Land Use</b>                     |
|--------------|---|---------------|-------------------------------------|
| <b>North</b> | Whiskey Ridge Medium Density Multi Family | WR-R-6-18     | Single family residences on acreage |
| <b>East</b>  | Whiskey Ridge Medium Density Multi Family | WR-R-6-18     | Single family residences on acreage |
| <b>South</b> | Whiskey Ridge Medium Density Multi Family | WR-R-6-18     | Single family residential           |
| <b>West</b>  | Whiskey Ridge Medium Density Multi Family | WR-R-6-18     | PRD single family development       |

**VICINITY MAP**



- |  |  |   |  |
|--|--|---|--|
| <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid red;"></span> General Commercial | <span style="display:inline-block; width:15px; height:15px; background-color:gray;"></span> 88 - Mixed Use             | <span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span> R12 Multi-Family Low            | <span style="display:inline-block; width:15px; height:15px; background-color:lightyellow;"></span> R4.5 Single Family Medium |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightcoral;"></span> Downtown Commercial                  | <span style="display:inline-block; width:15px; height:15px; background-color:lightgray;"></span> General Industrial    | <span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span> R6-18 Multi-Family Low          | <span style="display:inline-block; width:15px; height:15px; background-color:blue;"></span> Public-Institutional             |
| <span style="display:inline-block; width:15px; height:15px; background-color:pink;"></span> Community Business                         | <span style="display:inline-block; width:15px; height:15px; background-color:lightgray;"></span> Light Industrial      | <span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span> R8 Single Family High Small Lot | <span style="display:inline-block; width:15px; height:15px; background-color:lightgreen;"></span> Recreation                 |
| <span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span> Neighborhood Business                    | <span style="display:inline-block; width:15px; height:15px; background-color:lightgray;"></span> R28 Multi-Family High | <span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span> R6.5 Single Family High         | <span style="display:inline-block; width:15px; height:15px; background-color:lightgreen;"></span> Open                       |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightgray;"></span> Mixed Use                             | <span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span> R18 Multi-Family Medium  | <span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span> R4-8 Single Family High         |  |

## DEPARTMENT REVIEW - FINDINGS OF FACT & CONCLUSIONS

1. **Description of Proposal.** PNW Investors, LLC (applicant) has requested Preliminary Binding Site Plan (BSP) and Planned Residential Development (PRD) approval in order to subdivide approximately 14.44 acres into a 187-unit townhome development.
  - 1.1. A Binding Site Plan and Residential Planned Development is an Administrative Decision. No public hearing is required.
2. **Site Location.** The project site is made up of an assemblage of (5) parcels off of 87<sup>th</sup> Ave NE. The addresses and parcel numbers are listed on page 1 of this decision.
3. **Site Description.** The site is currently developed with single-family residences and outbuildings, which will be demolished with development. The site is comprised of pasture area and vegetated with field grass. The existing site topography is sloped in nature, with a total elevation change of 40 ft. across the entirety of the project site, descending from southwest to northeast.
4. **Project History.** A pre-application review (PREA21-049) was completed November 9, 2021 for a townhome development on the subject property.
5. **Letter of Completeness.** An application was filed on September 19, 2022 and deemed complete on September 21, 2022.
6. **Public Notice.** Notice was provided in accordance with MMC Section 22G.010.090, *Notice of development application*. No comments have been received from the public to-date.
7. **Request for Review.** A Request for Review of the proposed development was sent to the Local, County, State & Federal Agencies and Districts identified on page 1 of this report. The following comments were received; if above-referenced agencies are not listed below, no comments were received:

|   | Nature of Comment  |
|---|--|
| <b>Public Works, Operations</b>           | <i>Locate all hydrant assemblies behind sidewalk and not within planter strips.</i>  |
| <b>Public Works, Traffic</b>              | <i>Requirements and recommendations are addressed in the approved Traffic Concurrency Recommendation, dated January 3, 2024.</i>   |
| <b>Public Works, Development Services</b> | <ul style="list-style-type: none"> <li>• <i>Provided information regarding the required improvements which are to be further reviewed with Civil Plan Review.</i></li> <li>• <i>The project is vested under the 2019 Stormwater Management Manual for Western Washington. Formal drainage review will be conducted during Civil Plan Review.</i></li> <li>• <i>Capital facility fees would be required to be paid prior to issuance of the building permit.</i></li> </ul> |
| <b>Public Works, Surface Water</b>        | <i>The City has adopted the 2019 Stormwater Management Manual for Western Washington.</i>  |

|  |  |
|--|--|
| <b>Marysville Fire District</b>                    | <ul style="list-style-type: none"> <li>Proposed new buildings will require approved fire sprinkler and alarm systems appropriate for the proposed occupancy types.</li> <li>Access for fire apparatus appears to be acceptable.</li> </ul>   |
| <b>Marysville Parks, Culture, &amp; Recreation</b> | The department recommend fencing between play equipment and parking areas.   |
| <b>Building Department</b>                         | Provided requirements for the building permit submittal.   |
| <b>WA State Department of Ecology</b>              | The wetlands delineated on this property would be waters of the state subject to the applicable requirements of state law (see RCW 90.48 and WAC 173.201A) and Section 401 of the Clean Water Act (33 USC §1341) and 40 CFR Section 121.2. Because direct impacts are proposed, the applicant shall obtain all necessary state and federal authorizations prior to beginning any ground-disturbing activities or vegetation removal.                     |
| <b>Stillaguamish Tribe</b>                         | Anticipates that this site has high probability of impacting cultural resources; recommends cultural survey and notification of ground disturbance.  |
| <b>Snohomish County PUD</b>                        | <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul> |

8. **Public Comments.** No comments were received during the public comment period for the Notice of Application.

8.1. Ry McDuffy, project contact for the adjacent proposed development, Steven’s Ridge (PA21-038), requested to be added as a party of record for this application.

9. **State Environmental Policy Act Review.** A State Environmental Policy Act (SEPA) Mitigated Determination of Non-Significance (MDNS) was issued on November 13, 2023. The appeal period expired November 27, 2023; no appeals were filed.

9.1. A public comment was received November 15, 2023 from Karuna Duval. Comments were related to concerns on added traffic to this area and how traffic patterns will be impacted.

Per Finding 12, traffic would be adequately mitigated to ensure no adverse impacts would result as part of the proposed development.

10. **Critical Areas.** With application, a Wetland and Fish and Wildlife Habitat Assessment Report, dated September 15, 2022, prepared by Soundview Consultants, LLC was provided. The report concludes that the subject property has (2) Category III depressional wetlands (Wetland A and B).

With development, the applicant is proposing to fill the (2) Category III wetlands. The fill of Wetlands A and B would be mitigated through the purchase of mitigation bank credits from the Snohomish Basin Mitigation Bank (SBMB). A mitigation Bank Use Plan, dated November 22, 2022 was provided with application, which outlined the proposed benefits of utilizing the purchasing of mitigation bank credits.

Authorization and approval was received from the WA Department of Ecology for the fill of the onsite wetlands. The Water Quality Certification Order No. 21551 (Exhibit 41) was issued November 20, 2023 and the Coastal Zone Management Federal Consistency Decision (Exhibit 42) was issued December 7, 2023.

As conditioned, the proposed development would not be anticipated to cause adverse impacts and would be adequately mitigated for.

11. **Access and Circulation.** With the proposed development, the applicant is to construct the western leg of 40<sup>th</sup> St NE off of 87<sup>th</sup> Ave NE. Access to the development north of the 40<sup>th</sup> St NE road extension would be from 87<sup>th</sup> Ave NE to a new internal road. Once the construction of 40<sup>th</sup> St NE is completed, the development south of 40<sup>th</sup> St NE would gain access.

Future connectivity is proposed through the internal extension of 85<sup>th</sup> Ave NE to the north, as well as allowing for the west half of 85<sup>th</sup> Ave NE to be developed on the property to the west. Further, proposed Road E is to use a temporary cul-de-sac design until the road connection to the development of the property to the west occurs.

12. **Traffic Impacts.** A traffic impact analysis (TIA) was prepared by Kimley Horn dated October 2023. According to the TIA, the proposed development would generate approximately 1,346 Average Daily Trips (ADT), 90 AM peak hour trips (AMPHT), and 107 PM peak hour trips (PMPHT).

The City Engineer and Traffic Engineer reviewed the TIA, and issued a written concurrency recommendation dated January 3, 2024 (Exhibit 48) informing the developer of the project's impacts and mitigation obligation pursuant to Chapter 22D.030, *Traffic Impact Fees and Mitigation*. Pursuant to MMC Section 22D.030.070(1)(d), an applicant is required to make a written proposal for mitigation of traffic impacts to the Public Works Director based on the concurrency recommendation. The applicant accepted the traffic concurrency recommendation on January 7, 2024 (Exhibit 49).

As conditioned, the development would not result in adverse traffic impacts and adequate mitigation would be achieved.

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

Storm Drainage: According to the Preliminary Storm Drainage Report, prepared by Core Design, dated August 2022, runoff from pollutant generating areas would be routed to onsite combined detention/wet vaults to provide both flow control and water quality. The proposed stormwater facilities would fully mitigate storm water runoff in accordance with the Department of Ecology 2019 Stormwater Management Manual for Western Washington.

Water: An existing 8” ductile iron water main is located along 87<sup>th</sup> Ave NE. Line extensions through the development are proposed as 8” ductile iron with the main extension within 40<sup>th</sup> St NE being sized as 12” ductile iron.

Sewer: The sewer service would be provided by 8” PVC line extension through the proposed development.

14. **Application Review.** MMC 22G.010.140(3) requires the city to determine whether or not the project is consistent with the following items described in the applicable plans and regulations:

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

**Staff Comment:** Pursuant to MMC 22C.010.060, attached single family or townhomes, and associated infrastructure are permitted outright in the WR-R-6-18 zone.

13.2. ***Density of residential development in urban growth areas.***

**Staff Comment:** The base density allowed in the WR-R-6-18 zone is 10 attached dwelling units per net project acre with a maximum density of 18 dwelling units per net project acre utilizing Residential Density Incentives outlined in MMC Chapter 22C.090. The site area is approximately 18.04 acres (786,078 sq. ft.).

Based on the definition of “Net Project Area” per MMC 22A.020.150, as an alternative to an itemized deduction, the developer may elect to take a flat 20% deduction from the gross project area for right-of-way, private roads, access easements, and panhandles. Per the site plan of record, the applicant is opting to utilize the flat 20% deduction; therefore, the proposed site has a net project area of 14.44 acres (628,862 sq. ft.).

The applicant has proposed utilizing RDI benefits pursuant to MMC 22C.090.030 to achieve bonus density. The following is the RDI calculation for the proposed development:

|   |   |
|---|---|
| <b>BASE DENSITY – 10 DU/Acre</b>  | 14.44 acres x 10 DU/Acre = <b>144 Units</b> |
| <b>MAX DENSITY ALLOWED – 18 DU/Acre</b>   | 14.44 acres x 18 DU/Acre = <b>260 Units</b> |
| <b>RDI CALCULATION</b>  |   |
| Benefit 3a: Community Image & Identification – Capital Contribution (\$25,000 per unit)   | \$800,000 contribution = <b>34 Units</b>    |
| Benefit 6a: Dual Use Retention – Active Open Space (5 bonus units per acre)               | 5 DU x 1.03 acres = <b>5.16 Units</b>       |
| Benefit 7b: Project Design – Perimeter Buffer (1 bonus unit per 500 lineal ft. of buffer) | 1,754 LF / 500 LF = <b>3.51 Units</b>       |
| Benefit 7e: Project Design – Private Park/Open Space (5 bonus units per improved acre)    | 5 DU x 0.24 acre = <b>1.22 Units</b>        |
| <b>RDI BONUS UNITS ALLOWED</b>  | <b>43.89 or 43 Units</b>                    |
| <b>TOTAL UNITS PROPOSED</b>   | <b>187 UNITS</b>                            |

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

**Staff Comment:** The Comprehensive Plan designation for the subject property is Whiskey Ridge Multi Family, Medium Density. The proposed development and subsequent use of the property

would be consistent with the pertinent development policies outlined in the Marysville Comprehensive Plan as conditioned herein.

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

- **LAND USE ELEMENT – Policies:** LU-3, LU-5, LU-6, LU-20, LU-21, LU-23, LU-28, LU-29, LU-30, LU-31, LU-33, LU-34, LU-38, LU-42
- **HOUSING ELEMENT – Policies:** HO-18, HO-19, HO-22, HO-25, HO-30, HO-32, HO-37
- **ENVIRONMENTAL ELEMENT – Policies:** EN-20, EN-21, EN-26, EN-27, 28, EN-29, EN-30, EN-32, EN-40, EN-41
- **TRANSPORTATION ELEMENT – Policies:** T-3, T-7, T-8, T-25, T-26, T-27, T-29, T-30, T-40, T-41, T-46, T-47, T-48
- **UTILITIES ELEMENT – Policies:** UT-1, UT-3, UT-8, UT-9, UT-10, UT-14
- **PUBLIC FACILITIES & SERVICES ELEMENT – Policies:**
  - **Police, Fire, Library:** PS-1, PS-10, PS-11
  - **Schools:** SC-6
  - **Water, Sewer, Storm Drainage, Solid Waste:** PF-1, PF-2, PF-7, PF-9, PF-10, PF-19, PF-20, PF-23, PF-26, PF-28

#### 13.4. **Development Standards.**

**Staff Comment:** The project site is currently zoned WR-R-6-18 Whiskey Ridge Multi Family, Medium Density. The WR-R-6-18 zone allows single-family residences at base density of 10 attached (or multifamily) dwelling units per acre and a maximum of 18 dwelling units per acre utilizing Residential Density Incentives outlined in MMC Chapter 22C.090.

The proposed PRD would meet all bulk and dimensional requirements set forth in MMC Section 22G.080.080(1), *Modification of development regulations*. Demonstrated compliance with said development regulations would be reviewed at time of building permit submittal.

15% (628,862 x 15%=94,329 sq. ft.) of the net project area is required to be dedicated as open space with 35% of that total being dedicated as active open space (94,329 x 35%=33,0105 sq. ft.) as required by MMC 22G.080.100. As proposed, the total area of dedicated open spaces exceed the required provisions. Improvements within the open space area would include, but are not limited to, landscaping, trail network, benches, sports court and multi-purpose active recreation area.

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

The proposed development and subsequent use of the property would comply with the intent of the WR-R-6-18 zone, and as conditioned herein, complies with all of the applicable design and development standards outlined in Title 22 – *Unified Development Code*.

As conditioned, the proposed development makes appropriate provisions for the public use and interest, health, safety and general welfare.

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

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

**Staff Comment:** The proposed binding site plan and development of the project site relate to all elements of the Comprehensive Plan. Compliance with the various elements of the Comprehensive Plan is specifically demonstrated in Finding 13.3 above.

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

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

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

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

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

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

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

**Staff Comment:** The project and binding site plan has been examined through the SEPA process and have been determined to comply with SEPA requirements. A SEPA MDNS was issued on November 13, 2023; no appeals were filed.

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

**Staff Comment:** The binding site plan complies with the land division requirements of MMC 22E.010.350.

16. **In House Days.** Pursuant to MMC 22G.010.200, a decision on the application shall be made within 120 days from the date of the letter of completeness. A decision on this application was made (58) in-house calendar days from the date of completeness.



## CONDITIONS OF APPROVAL

Based on the foregoing findings and conclusions, review of the environmental documents submitted by the applicant, and the City's regulatory authority to implement the policies, standards, and regulations of the Comprehensive Plan and Marysville Municipal Code, the Community Development Director hereby grants ***Preliminary Administrative Binding Site Plan (BSP) and Planned Residential Development (PRD) Approval*** subject to the following conditions:

1. The preliminary BSP/PRD site plan map (Exhibit 55) shall be the approved site layout.
2. Prior to civil construction plan approval, a final landscaping plan meeting the requirements outlined in MMC Chapter 22C.120, *Landscaping and Screening*, shall be submitted for review and approval. All required landscaping, fencing, and open space improvements shall be installed prior to final PRD approval.
3. All power lines, telephone wires, television cables, fire alarm systems and other communication wires, cables or line shall be placed underground either by direct burial or by means of conduit or ducts providing service to each building.
4. In order to achieve density greater than 10 attached (or multifamily) dwelling units per acre, and not exceed 18 dwelling units per acre, the applicant shall be required to comply with MMC Chapter 22C.090 *Residential Density Incentives*. Demonstrated compliance shall be provided with final plat submittal.
5. Construction of the subdivision and townhome units will be required to comply with all applicable standards outlined the *East Sunnyside-Whiskey Ridge Design Standards and Guidelines*.
6. The maximum height of solid (more than 50% opaque) free-standing walls, fences, or hedges in any front yard or other location between the street and the façade shall be 3½ feet unless a taller wall is required, per the Community Development Director, to mitigate significant noise and traffic impacts.
7. In development configurations where side yards abut a street, fences taller than 3½ ft. shall be setback at least 5 ft. from the sidewalk to allow for landscaping to soften the view of the fence. Provisions for long-term maintenance of this landscaping shall be addressed on the FINAL plat map.
8. The applicant shall submit payment to Lake Stevens School District No. 4 for school impacts caused by the development in accordance with MMC Chapter 22D.040, *School Impact Fees and Mitigation*. School mitigation fees will be based on the fee schedules in effect at the time an individual building permit application is accepted by the City, and will be required to be paid prior to building permit issuance unless deferred until a time preceding final building inspections being granted.
9. The applicant shall submit payment to the City of Marysville for park impacts caused by the development in accordance with MMC Chapter 22D.020, *Parks, Recreation, Open Space and Trail Impact Fees and Mitigation*. Park mitigation fees will be based on the fee schedules in effect at the time an individual building permit application is accepted by the City, and will be required to be paid prior to building permit issuance unless deferred until a time preceding final building inspections being granted.
10. The existing on-site sewage system(s) shall be abandoned by having the septic tank(s) pumped by a certified pumper, then having the top of the tank removed or destroyed and filling the void (WAC

246-272A-0300). Documentation demonstrating completion of this work shall be submitted prior to final PRD/BSP approval.

11. If applicable, existing on-site well(s) shall be decommissioned in accordance with WAC 173-160-381. A copy of the well contractor's decommissioning report(s) shall be submitted prior to final PRD/BSP approval.
12. Prior to final PRD approval, the applicant shall submit to the City for its approval, covenants, deed restrictions, homeowners' association bylaws, and other documents providing for preservation and maintenance of all common open space, parking areas, walkways, landscaping, signs, lights, roads, and community facilities consistent with MMC Section 22G.080.120. All common areas and facilities shall be continuously maintained at a minimum standard at least equal to that required by the City, and shall be approved by the City at the time of initial occupancy. Said restrictive covenants shall also include provisions to address parking enforcement and a statement from a private attorney as to the adequacy of the covenants to fulfill the requirement of the PRD.
13. The project is subject to the (5) traffic mitigation obligations as required by the Traffic Concurrency Recommendation, dated January 3, 2024. Said obligations are as follows:
  - 13.1. The applicant shall be required to construct frontage improvements along 85<sup>th</sup> Avenue NE, 87<sup>th</sup> Avenue NE, 40<sup>th</sup> Street NE and the new internal roads, prior to final plat approval. 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.
    - 40th Street NE shall be built out to full road section SP 3-201-002 with a 12 ft. multi-use trail from 87th Avenue NE to the western property boundary and include on-site storm water detention and treatment capacity for 40th Street NE and stormwater detention and treatment for the west half of the roundabout at the intersection of 87th Avenue NE and 40th Street NE; construction of the west half of the future roundabout is to be performed by others.
    - The construction of 40th Street NE (Project ID 46) and 87th Avenue NE from 35th Street NE to 40th Street NE (Project ID 312) are growth related improvement projects identified in Appendix A of the Transportation Element. Therefore, pursuant to MMC Chapter 22D.010, dedication, design and construction of these segments of roadway, inclusive of a pro-rata share of on-site storm water detention and treatment capacity, are creditable towards the traffic impact fees identified in concurrency recommendation No. 4 below.
    - Additionally, the construction of 40th Street NE is not a concurrency based improvement, however, the City has determined that this segment of roadway is critical to the transportation network and has agreed to allow the payment of Residential Density Incentive Benefit 3.a., as identified in MMC 22C.090.030, to also be credited towards said dedication, design and construction of 40th Street NE, inclusive of a pro-rata share of the on-site storm detention and treatment for 40th Street NE and the west half of the future roundabout at the intersection of 87th Ave NE and 40th Street NE.
    - 85th Avenue NE is proposed to be a local access street and shall be built to half street improvements per SP 3-206-001.

- 87th Avenue NE, north of 40th Street NE is to be built compliant with SP 3-201-005 of the EDDS with a 12 ft. multi-use trail.
  - 87th Avenue NE, south of 40th Street NE is to be built compliant with SP 3-201-002 of the EDDS with a 12 ft. multi-use trail. The construction of 87th Avenue NE, south of 40th Street NE, is identified as Project ID 312 in the Transportation Element. Therefore, pursuant to MMC Chapter 22D.010, dedication, design and construction of this segment of roadway, is creditable towards the traffic impact fees identified in concurrency recommendation No. 15.4 below.
- 13.2. Prior to civil plan approval, an agreement shall be executed between the City and the project developer regarding the applicable traffic impact fee credits and residential density incentive benefit credits for the dedication, design, and construction of the proposed improvements to 40th Street NE and 87th Avenue NE which shall be consistent with this recommendation.
- 13.3. The proposed alleys (Alley A and B) shall be constructed as outlined in the City of Marysville Design Guidelines and Engineering Design and Development Standard (EDDS) Section 3-208 and compliant with SP 3-208-001. Where alley connect to the road, it must be designed with a 20 ft. radius.
- 13.4. The applicant shall be required to dedicate public right-of-way in order to accommodate the required frontage improvements along 85th Avenue NE, 87th Avenue NE, 40th Street NE, the new internal roads, including Alley A and B, and frontage improvements for the future roundabout (RAB) located at the intersection of 87th Avenue NE and 40th Street 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.
- 87th Avenue NE, north of 40th Street NE will need to result in a 40 ft. half width dedication.
  - 87th Avenue NE, south of 40th Street NE will need to result in a 50 ft. half width dedication.
  - 85th Avenue NE will require a 25 ft. half width dedication.
  - 40th Street NE will require a full 100 ft. dedication.
  - All alleys will require a 20 ft. dedication.
  - Dedication for the future RAB located at the intersection of 87th Avenue NE and 40th Street NE shall be determined by the City Engineer, prior to civil construction plan approval.
- 13.5. 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, less applicable credits referenced herein. Traffic impact fees shall be vested at a rate of \$6,300.00, per PMPHT, totaling \$1,178,100.

14. The project is subject to the (5) mitigation measures of the State Environmental Policy Act (SEPA) Mitigated Determination of Significance (MDNS) issued on November 13, 2023. Said mitigating measures are as follows:
- 14.1. 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.
- 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.
- 14.2. 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 shall be undertaken until a process has been agreed upon by these parties, and no exposed human remains should be left unattended.
- 14.3. Prior to issuing any ground disturbing activity permits, the applicant is required to obtain all necessary permits and approvals from Federal, State and local agencies for the proposed critical areas impacts and mitigation.
- 14.4. Prior to final plat approval, all mitigation measures as proposed in the Biological Evaluation, prepared by Soundview Consultants, dated October 27, 2022, shall be implemented with final approval by Community Development. Security for performance and/or maintenance of the required mitigation and monitoring shall be in strict compliance with MMC 22E.010.160.
- 14.5. Prior to final plat approval and as outlined in the Bank Use Plan, prepared by Soundview Consultants, dated November 2022, proof of purchase for Snohomish Basin Mitigation Bank (SBMB) credits shall be provided to the City of Marysville to ensure adequate mitigation measures for direct and indirect wetland impacts have been addressed.

Prepared by: *Emily*

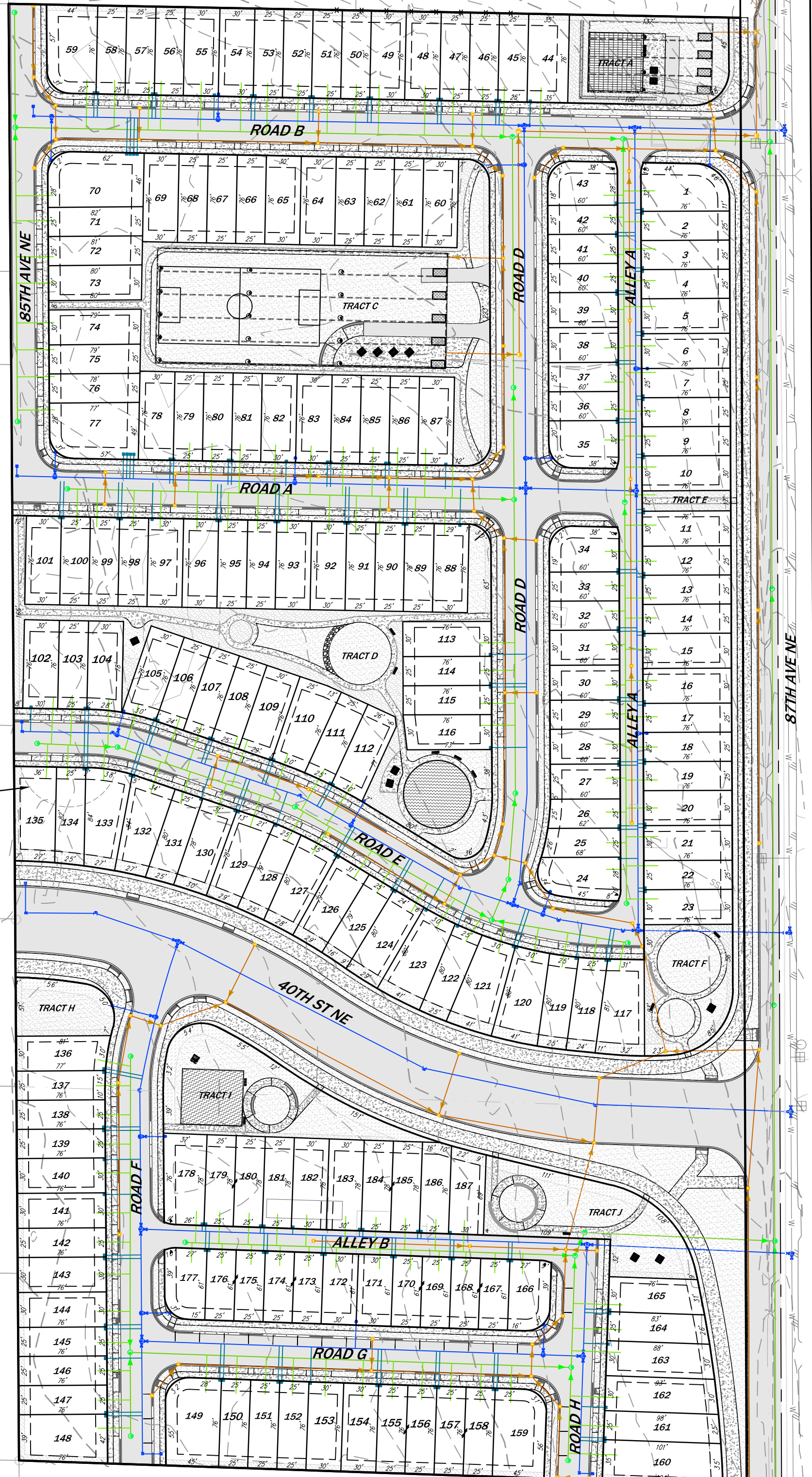
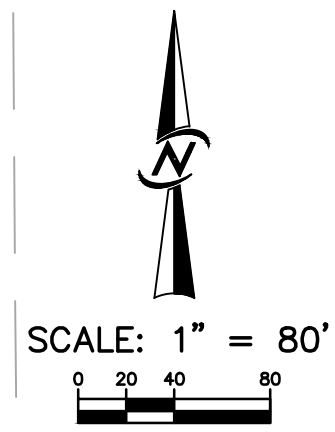
Reviewed by: *Chris*

## DETERMINATION

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

Date: February 2, 2024 Signature:   
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.

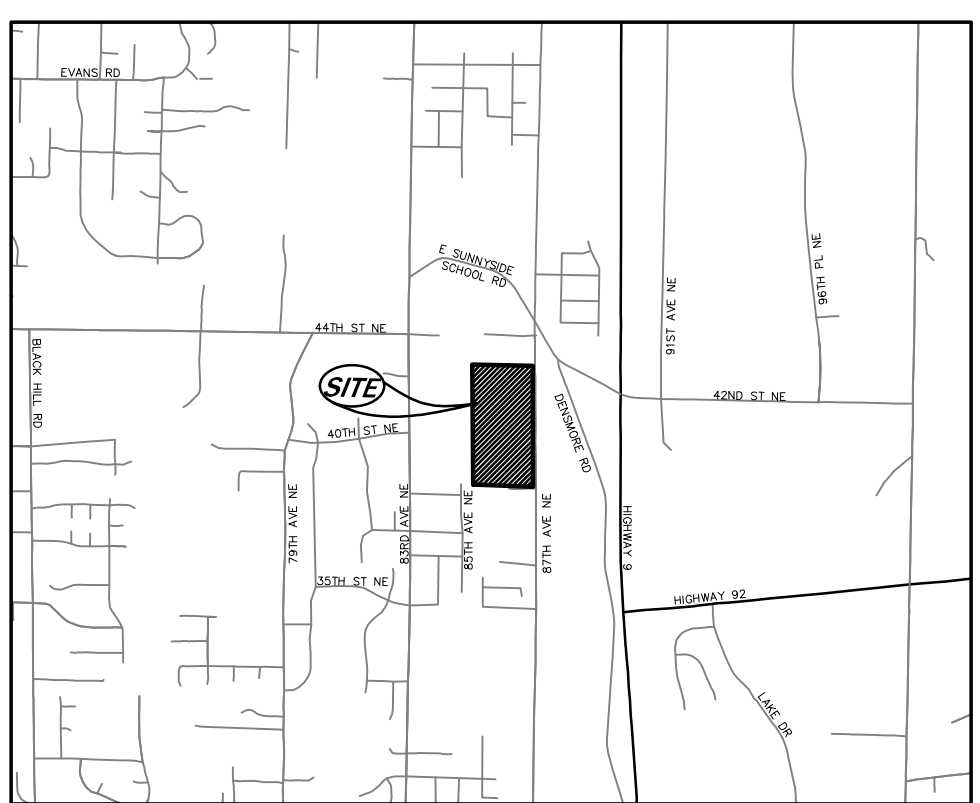


TEMPORARY CUL-DE-SAC TO BE CONSTRUCTED IF AT TIME OF 87TH AND 40TH PRD (PA22-040) DEVELOPMENT STEVENS RIDGE (PA21-038) HAS NOT CONSTRUCTED ROAD TO CONNECT WITHIN ITS DEVELOPMENT SITE. TEMPORARY CUL-DE-SAC IS TO BE CONSTRUCTED PER STANDARD PLAN 3-207-002

E SUNNYSIDE SCHOOL RD

**PARCEL TABLE**

| PARCEL | AREA (SF) | PARCEL | AREA (SF) | PARCEL  | AREA (SF) |
|--------|-----------|--------|-----------|---------|-----------|
| 1      | 2,922     | 67     | 1,900     | 133     | 2,848     |
| 2      | 1,900     | 68     | 1,900     | 134     | 2,077     |
| 3      | 1,900     | 69     | 2,280     | 135     | 2,883     |
| 4      | 1,900     | 70     | 3,784     | 136     | 2,359     |
| 5      | 2,280     | 71     | 2,034     | 137     | 1,903     |
| 6      | 2,280     | 72     | 2,018     | 138     | 1,900     |
| 7      | 1,900     | 73     | 2,400     | 139     | 1,900     |
| 8      | 1,900     | 74     | 2,370     | 140     | 2,280     |
| 9      | 1,900     | 75     | 1,957     | 141     | 2,280     |
| 10     | 2,280     | 76     | 1,940     | 142     | 1,900     |
| 11     | 2,280     | 77     | 3,608     | 143     | 2,280     |
| 12     | 1,900     | 78     | 2,280     | 144     | 2,280     |
| 13     | 1,900     | 79     | 1,900     | 145     | 1,900     |
| 14     | 1,900     | 80     | 1,900     | 146     | 1,900     |
| 15     | 2,280     | 81     | 1,900     | 147     | 1,900     |
| 16     | 2,280     | 82     | 2,280     | 148     | 3,097     |
| 17     | 1,900     | 83     | 2,280     | 149     | 3,464     |
| 18     | 1,900     | 84     | 1,900     | 150     | 1,900     |
| 19     | 1,900     | 85     | 1,900     | 151     | 1,900     |
| 20     | 2,280     | 86     | 1,900     | 152     | 1,900     |
| 21     | 2,280     | 87     | 2,280     | 153     | 2,280     |
| 22     | 1,900     | 88     | 2,280     | 154     | 2,280     |
| 23     | 2,280     | 89     | 1,900     | 155     | 1,900     |
| 24     | 2,412     | 90     | 1,900     | 156     | 1,900     |
| 25     | 1,625     | 91     | 1,900     | 157     | 1,900     |
| 26     | 1,524     | 92     | 2,280     | 158     | 1,900     |
| 27     | 1,800     | 93     | 2,280     | 159     | 3,300     |
| 28     | 1,800     | 94     | 1,900     | 160     | 3,580     |
| 29     | 1,500     | 95     | 1,900     | 161     | 2,483     |
| 30     | 1,800     | 96     | 2,280     | 162     | 2,871     |
| 31     | 1,800     | 97     | 2,280     | 163     | 2,726     |
| 32     | 1,500     | 98     | 1,900     | 164     | 2,140     |
| 33     | 1,500     | 99     | 1,900     | 165     | 2,384     |
| 34     | 2,251     | 100    | 1,900     | 166     | 2,088     |
| 35     | 2,354     | 101    | 2,280     | 167     | 1,525     |
| 36     | 1,500     | 102    | 2,280     | 168     | 1,525     |
| 37     | 1,500     | 103    | 1,900     | 169     | 1,525     |
| 38     | 1,800     | 104    | 2,299     | 170     | 1,525     |
| 39     | 1,800     | 105    | 2,305     | 171     | 1,830     |
| 40     | 1,500     | 106    | 1,900     | 172     | 1,830     |
| 41     | 1,500     | 107    | 1,900     | 173     | 1,525     |
| 42     | 1,500     | 108    | 1,900     | 174     | 1,525     |
| 43     | 2,158     | 109    | 2,280     | 175     | 1,525     |
| 44     | 2,660     | 110    | 2,606     | 176     | 1,525     |
| 45     | 1,900     | 111    | 1,902     | 177     | 2,081     |
| 46     | 1,900     | 112    | 2,294     | 178     | 2,790     |
| 47     | 1,900     | 113    | 2,280     | 179     | 1,950     |
| 48     | 2,280     | 114    | 1,900     | 180     | 1,950     |
| 49     | 2,280     | 115    | 1,900     | 181     | 1,950     |
| 50     | 1,900     | 116    | 2,230     | 182     | 2,340     |
| 51     | 1,900     | 117    | 3,037     | 183     | 2,340     |
| 52     | 1,900     | 118    | 2,014     | 184     | 1,950     |
| 53     | 1,900     | 119    | 2,004     | 185     | 1,950     |
| 54     | 2,280     | 120    | 2,832     | 186     | 1,939     |
| 55     | 2,280     | 121    | 2,839     | 187     | 2,163     |
| 56     | 1,900     | 122    | 2,006     | TRACT A | 10,251    |
| 57     | 1,900     | 123    | 2,841     | TRACT C | 38,224    |
| 58     | 1,900     | 124    | 2,463     | TRACT D | 25,461    |
| 59     | 3,185     | 125    | 1,974     | TRACT E | 1,325     |
| 60     | 2,280     | 126    | 2,408     | TRACT F | 7,851     |
| 61     | 1,900     | 127    | 2,513     | TRACT H | 3,791     |
| 62     | 1,900     | 128    | 1,985     | TRACT I | 12,036    |
| 63     | 1,900     | 129    | 2,461     | TRACT J | 10,489    |
| 64     | 2,280     | 130    | 2,370     | ROW     | 281,257   |
| 65     | 2,280     | 131    | 1,977     |         |           |
| 66     | 1,900     | 132    | 2,685     |         |           |



VICINITY MAP

**PROJECT DESCRIPTION**

PLANNED RESIDENTIAL DEVELOPMENT THROUGH BINDING SITE PLAN APPROVAL PROCESS. PROPOSED 187 NEW ATTACHED SINGLE-FAMILY DWELLING UNITS AND ASSOCIATED CLEARING, GRADING, ROAD, WALKWAY AND UTILITY EXTENSIONS.

**TAX PARCEL NUMBER**

00590700021201, 00590700021202, 00590700021300, 00590700022000, 00590700023600

**SITE ADDRESS**

4218, 4112, 4018, 3922 87TH AVENUE NE  
MARYSVILLE, WA 98270  
ONE PARCEL IS VACANT AND NOT ADDRESSED

**ZONING ANALYSIS**

ZONING: WR-R-6-18  
OVERLAY: WHISKEY RIDGE  
BASE DENSITY: 10 DU/AC  
MAX DENSITY: 18 DU/AC  
MINIMUM LOT WIDTH: 25'  
MINIMUM STREET SETBACK: 10'  
MINIMUM SIDE YARD SETBACK: 5'  
SIDE BUILDING SEPARATION: 10'  
MINIMUM REAR SETBACK: 10'  
MAXIMUM HEIGHT: 30'  
MAXIMUM BUILDING COVERAGE: NO MAXIMUM  
MAXIMUM IMPERVIOUS SURFACE: 70% (LOTS, SEE CALCULATION BELOW)  
PRIVATE OPEN SPACE: 200 SF ON EACH LOT

PARKING REQUIRED: 561 SPACES (2 SPACES PER LOT FOR RESIDENTS + 1 GUEST SPACE PER LOT)

PARKING PROVIDED: 713 SPACES (INCLUDES STREET PARKING)

**LEGAL DESCRIPTION**

**PARCEL A:**  
THE NORTH 156.4 FEET OF THE EAST 235 FEET OF LOT 212, SUNNY SIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGES 19 AND 20, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**PARCEL B:**  
LOT 212, SUNNY SIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGES 19 AND 20, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**PARCEL C:**  
LOT 213, SUNNY SIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGES 19 AND 20, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**PARCEL D:**  
LOT 220, SUNNYSIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 19, RECORDS OF THE AUDITOR OF THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**PARCEL E:**  
LOT 236, SUNNYSIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 19, RECORDS OF THE AUDITOR OF THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**OPEN SPACE CALCULATION**

NET PROJECT AREA: 628,862 SF  
REQUIRED OPEN SPACE: 94,329 SF (15% ON NET PROJECT AREA)  
REQUIRED ACTIVE OPEN SPACE: 33,015 SF (35% OF REQUIRED OPEN SPACE)

| Location     | Total Area        | Passive Area   | Active Area     | Description    |   |                |  |
|--------------|-------------------|----------------|-----------------|----------------|---|----------------|--|
| Tract A      | 9,158 SF          | 0.21 AC        | 9,158 SF        | 0.21 AC        | Play equipment, picnic tables, benches, and lawn space. |                |  |
| Tract C      | 35,777 SF         | 0.82 AC        | 3,548 SF        | 0.08 AC        | 32,229 SF   | 0.74 AC        | Sports court, picnic tables, benches, and lawn space.                                  |
| Sub-Total    | 44,935 SF         | 1.03 AC        | 3,548 SF        | 0.08 AC        | 41,387 SF   | 0.95 AC        |  |
| Tract D      | 25,461 SF         | 0.58 AC        | 2,623 SF        | 0.06 AC        | 22,838 SF   | 0.52 AC        | Trail segment. Tract has a dimension less than 30' therefore can not be fully counted. |
| Tract E      | 380 SF            | 0.01 AC        |                 |                | 380 SF  | 0.01 AC        | Lawn space, picnic tables, benches and large play equipment.                           |
| Tract F      | 7,851 SF          | 0.18 AC        |                 |                | 7,851 SF  | 0.18 AC        | Trail segments, picnic tables, benches and lawn space.                                 |
| Tract H      | 3,791 SF          | 0.09 AC        | 3,791 SF        | 0.09 AC        |   |                | Lawn space.  |
| Tract I      | 12,036 SF         | 0.28 AC        |                 |                | 12,036 SF   | 0.28 AC        | Play equipment, picnic tables, benches, and lawn space.                                |
| Tract J      | 10,489 SF         | 0.24 AC        |                 |                | 10,489 SF   | 0.24 AC        | Trail segments, picnic tables, benches and lawn space.                                 |
| <b>Total</b> | <b>104,943 SF</b> | <b>2.41 AC</b> | <b>9,962 SF</b> | <b>0.23 AC</b> | <b>94,981 SF</b>  | <b>2.18 AC</b> |  |

<sup>1</sup>Area permitted towards RDI Credits.  
<sup>2</sup>Total area not permitted to count towards site wide open space due to dimension requirements, however, trail located within tract is permitted.  
<sup>3</sup>Tract A and C contain storm retention vaults; therefore access drives and vault vents are subtracted from the total area.

**DENSITY INCENTIVES: 22C.090.030**

| Incentive  | Incentive Bonus  | Amount Provided                   | Achieved Units                       |
|--|--|-----------------------------------|--------------------------------------|
| 3. Community Image and Identity<br>a. Contribution towards an identified capital improvement project, including, but not limited to, parks, roadways, utilities, gateway signs, etc.   | \$25,000 Per Bonus Unit  | \$800,000                         | 34                                   |
| 6. Storm Drainage Facilities<br>Dual use retention/detention facilities.<br>a. Developments that incorporate active recreation facilities that utilize the storm water facility tract.   | 5 bonus units per acre of the storm water facility tract used for active recreation.   | 44,936 SF 1.03 AC                 | 5.16                                 |
| 7. Project Design<br>b. Retention or creation of a perimeter buffer, composed of existing trees and vegetation, or additional plantings, in order to improve design or compatibility between neighboring land uses.<br>e. Private park and open space facilities integrated into project design. | 1 bonus unit per 500 lineal feet of perimeter buffer retained, enhanced or created (when not otherwise required by city code).<br><br>5 bonus units per improved acre of park and open space area. Ongoing facility maintenance provisions are required as part of RDI approval. | 1,754 LF<br><br>10,615 SF 0.24 AC | 3.51<br><br>1.22                     |
| <b>Total Achieved Incentive Units</b>  |  |                                   | <b>43</b>                            |
| <b>Total Allowed Number of Lots (Base Density Calculation + Incentive Units)</b>   |  |                                   | <b>187 (144 Lots + 43 RDI Units)</b> |

**DENSITY CALCULATION**

GROSS SITE AREA: 786,078± SF  
20% OF GROSS SITE AREA: 157,216 SF

NET AREA = GROSS SITE AREA - 20% OF GROSS SITE AREA  
786,078 SF - 157,216 SF = 628,862 SF (14.44 AC)

BASE ALLOWED NET DENSITY: 10 DU/AC  
DENSITY CALCULATION: 144 DU ALLOWED (14.44 AC x 10 DU/AC = 144.4 DU)

MAX DENSITY ALLOWED: 18 DU/AC  
MAX DENSITY CALCULATION: 260 DU ALLOWED (14.44 X 18 DU/AC = 259.92 DU)

LOTS PROPOSED: 187 LOTS

**MMC 22G.080.070 CALCULATION**

LOTS UNDER 5,000 SF: 187 LOTS  
25% OF LOT UNDER 5,000 SF: 47 LOTS (187 LOTS X 0.25 = 46.75)

LOTS UNDER 5,000 SF WITH ACCESS BY ALLEY: 65 LOTS (LOTS 1-43 AND 166-187)

DATE: AUGUST 2022  
DESIGNED: DANIEL BABA  
DRAWN: CHUCK FEWELL  
APPROVED: MICHAEL L. MATHESON  
PROJECT MANAGER: BEN MADEO, AICP

REVISIONS: [Table with 2 columns: NO., DESCRIPTIONS]

DATE: 11/30/23

CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
PLANNING  
SURVEYING

**CORE DESIGN**

12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877

**PRD SITE PLAN  
87TH AND 40TH PRD  
PNW INVESTORS, LLC**  
PO BOX 1930  
WOODVILLE, WA 98072

SHEET 1 OF 1  
PROJECT NUMBER 21036