

22 August 2022

Community Development Department  
City of Marysville  
80 Columbia Ave  
Marysville, WA Zip  
Phone: 360.363.8100



Re: Sunnyside Village Cohousing – Land Use Application Submittal

Greetings,

The documents listed below are hereby submitted for Land Use Application review.

The Sunnyside Village Cohousing project consists of 32 single-family cottage residences and a 2,779 NSF detached common house with a community kitchen, dining hall, and accessory rooms. The project has been designed in accordance with the city's Cottage Housing Development standard, MMC 22C.010.280, as applicable per criteria in subsection (2)(d): The project site is adjacent to a city-owned nature preserve and is contiguous to Neighborhood Business zoned property. Site amenities include a community garden, existing orchard, solid waste enclosure, and private and common open spaces for each of 4 cottage clusters distributed across the project site. The project is anticipated to be constructed in a single phase, with the possible construction of a small workshop structure in a subsequent phase.

Sincerely,

Miles Cook, aia  
Architect, Schemata Workshop

Enclosures:

1. Cover Letter
2. Land Use Application
3. Conditional Use Permit Criteria Responses
4. Proposed Modifications and Variances
5. Site Survey including legal description
6. Title Report
7. SEPA Environmental Checklist
8. Cottage and Accessory Structure Elevations
9. Landscape Plan
10. Preliminary architectural site plan\*
11. Preliminary civil site plan\*
12. Preliminary Street Profile
13. Preliminary Drainage Report and Plan (preliminary civil site plan)
14. Traffic Impact Analysis
15. Geotechnical Report
16. Critical Areas Review Application
17. Critical Areas Analysis
18. Mitigation Bank Use Plan
19. USACE JD Package
20. Tree Evaluation

\* Requirements of Preliminary Site Plan / Plat Map are addressed collectively on Architectural and Civil site plans

cc: File