

22 August 2022

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

Re: Sunnyside Village Cohousing – Conditional Use Permit Criteria

The criteria listed in MMC 22G.010.430 Conditional Use Permit are addressed as follows:

- (1) The conditional use is designed in a manner which is compatible with the character and appearance of the existing or proposed development in the vicinity of the subject property;
 - a. Response: While each cottage is smaller than typical adjacent single family residential homes, the design is compatible with adjacent neighborhood character and appearance in terms of roof profiles, exterior siding types, window and door types, porches, and bay windows. Reference the enclosed elevation drawing sheets.
- (2) The location, size and height of buildings, structures, walls and fences, and screening vegetation for the conditional use shall not hinder neighborhood circulation or discourage the permitted development or use of neighboring properties;
 - a. Response: the heights of buildings, structures, walls, fences, and screening vegetation are in conformance with MMC 22C.010.280. Reference attached elevation drawings and site plans.
- (3) The conditional use is designed in a manner that is compatible with the physical characteristics of the subject property, and will be in harmony with the area in which it is to be located and in general conformity with the comprehensive plan of development of Marysville and its environs;
 - a. Response: The design of the development project is in conformance with MMC 22C.010.280, and includes exterior common open spaces that complement the adjacent city-owned nature preserve.
- (4) Requested modifications to standards are limited to those which will mitigate impacts in a manner equal to or greater than the standards of this title;
 - a. Response: See the enclosed list of requested minor modifications, which mitigate impacts in accordance with this criteria.
- (5) The conditional use will not endanger the public health or safety if located where proposed and developed, and the use will not allow conditions which will tend to generate nuisance conditions such as noise, dust, glare, or vibration;
 - a. Response: The proposed residential development is not anticipated to generate the nuisance conditions listed.
- (6) The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood;
 - a. Response: See the enclosed traffic impact analysis for description of limited traffic impact anticipated with development. The conditional use features a pedestrian friendly design, and does not include features that would be anticipated to be hazardous or in conflict with anticipated traffic in the neighborhood.
- (7) The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts on such facilities.
 - a. Response: Water availability has been confirmed. Reference the enclosed civil site plan and drainage report for utility and stormwater control information.
- (8) The use meets all required conditions and specifications set forth in the zone where it proposes to locate;
 - a. Response: The design of the development project is in conformance with MMC 22C.010.280, and meets the conditions of the R-4.5 zone where it proposes to locate.
- (9) The use will not be injurious or detrimental to adjoining or abutting property, or that the use is a public necessity;
 - a. Response: The design of the development project is in conformance with MMC 22C.010.280, including the required setbacks and screening, and the residential use is not anticipated to be detrimental or injurious to adjacent properties.

Sincerely,

Miles Cook, aia
Architect, Schemata Workshop