

From: [Emily Morgan](#)
To: ["Matt Edmunds"](#)
Subject: RE: [External!] Questions regarding adjacent planned development
Date: Tuesday, April 4, 2023 12:30:00 PM
Attachments: [image002.png](#)

Hi Matt,

Please see responses to your questions below in **RED**. Again, you will be receiving the Staff Recommendation Report (mentioned below) via email tomorrow.

Thanks,
Emily

From: Matt Edmunds <q4stix@gmail.com>
Sent: Tuesday, April 4, 2023 1:06 AM
To: Emily Morgan <emorgan@marysvillewa.gov>
Subject: Re: [External!] Questions regarding adjacent planned development

Hello again Emily,

Here are the questions I have pertaining to the proposed Sunnyside Village Co-Housing development:

- The codes I referenced before were a pdf version that was apparently outdated (I searched on the Marysvillewa.gov site for "Title 22c" and that came up so I assumed it was current; it's not so ideally that would be removed). Looking at the current code, the "maximum of 12 cottages per development" verbiage has been changed to say " Maximum 12 cottage unit per grouping. Development may contain multiple groupings." Do you know when that change was implemented?—**The original code that you found was adopted via Ordinance 2742 in 2012; this section of code was amended/superseded with the current Cottage Housing Development code via Ordinance 3130 in 2019.**
- Since there seems to be no maximum number of units, how is this effectively different from a zoning change since higher densities typically correspond with smaller units?—**maximum density does apply for cottage housing developments. They are limited to 2x the base density of the zoning. So in this case, the base density of the R-4.5 zoning is 4.5 units per acre; therefore, this allows for 9 units per acre. Finding 15.2 of the Staff Recommendation Report provides demonstrated compliance with this provision.**
- Are there other cottage housing developments in Marysville? Nearby? Do you know how many units? Most in our neighborhood are only aware of the one referenced—**the proposed Sunnyside Cottage Cohousing development is the 1st cottage housing development in the City of Marysville.**
- For the neighborhood business zone (parcel 4-022 on the SnoCo parcel map <https://www.snoco.org/v1/services/docs/sas/parcelmaps/t29n/r05e/290503-4.pdf> and parcel ID 29050300402200 on the Assessor page): Do you know when this was designated a Neighborhood Business Zone? Long term? Recent?—**this property was identified as an area to designate as Neighborhood Business in the 1996 Comprehensive Plan and then was shown as being designated as such in the 2005 Comprehensive Plan. Therefore, this is not a new zoning**

designation for the property.

- 22C.010.280 (2d) references the adjacent zones should be "as a complementary use". Does the above parcel being completely undeveloped and also fenced in as the front yard of the single family home on the next parcel by the same owner have any bearing on it being considered "complementary use"?—**Although undeveloped currently, the zoning would allow for development potential that could be of “complementary use”**
- Net project area does not appear to deduct the proposed native growth protection area tract. Should this have been accounted for? This can impact allowed units and coverage percentages.—**based on the definition of net project area, transferable critical areas (in this case, the wetland and associated buffer), are allowed to be included in the net project area. Areas of a site that are required to be deducted from the total are: (1) Floodplains;(2) Nontransferable critical areas (e.g., stream channels) per MMC 22E.010.360; (3) Utility easements 30 feet wide or greater; (4) Publicly owned community facility land; (5) Storm water detention facility tracts or easements (unless underground and usable for recreation). If stormwater detention areas are designed and constructed to meet low impact development standards, 50 percent of the area used for detention may be counted as net project area; and(6) Right-of-way, private roads, access easements, and panhandles. As an alternative to an itemized deduction, the developer may elect to take a flat 20 percent deduction from the gross project area for right-of-way, private roads, access easements, and panhandles.**
- Has the proposed parking arrangement been reviewed yet? A big concern from myself and the neighbors I've talked with is that the parking lots and cement block waste bin enclosure will be easily visible from either the street or from the existing neighborhood houses with direct line of sight. Section (11) talks about parking to the rear or via a private driveway as preferred but two parking lots with combined space for 30 cars will be visible directly off the street in a single family zoned neighborhood with the proposed plan. – **based on the provided site plan and landscape plan, the perimeter of the subject property is to provide a landscape buffer to provide screening and visual separation from neighboring properties. Further, dumpster enclosures are required to be screened with a minimum 5 ft. landscape buffer as well as 6 ft. enclosure wall.**

Again, thank you for your time and response!
-Matt Edmunds
q4stix@gmail.com
610-301-5067

On Tue, Jan 31, 2023 at 8:06 AM Emily Morgan <emorgan@marysvillewa.gov> wrote:

Hi Matt,

I would be happy to answer any questions you may have—feel free to send them directly to me and I will review/respond accordingly.

Respectfully,



Emily Morgan (she/her)
Senior Planner
501 Delta Ave
Marysville, WA 98270
360.363.8216 Direct

From: Matt Edmunds <q4stix@gmail.com>

Sent: Monday, January 30, 2023 10:24 PM

To: Emily Morgan <emorgan@marysvillewa.gov>

Subject: [External!] Questions regarding adjacent planned development

Hi Emily,

I previously included you in my public comment for the Sunnyside Village Co-Housing development proposal and I've just read the responses to my letter in the public document folder.

Is it possible for me to email you my questions or possibly set up a time for a short phone call? I was hoping you or someone else might be able to answer a couple of questions but I want to make sure I'm asking in the correct manner / forum about some of the development codes.

Thank you in advance for your time and response,
Matt Edmunds
q4stix@gmail.com
610-301-5067