
NOTICE OF ADMINISTRATIVE APPROVAL

Notice is hereby given that on January 7, 2014 the City of Marysville issued administrative site plan approval to allow the construction of a single-story 3,342 sq. ft. retail building, together with associated site improvements. The official, approved site plan is stamped with a City-signed approval stamp dated 01/07/2014.

File Number: PA 13028
Applicant: Gregory Minaker
Location: 9228 State Ave NE

Note: The Preliminary Administrative Approval will become final unless an appeal requesting a public hearing is filed with the Community Development Department within 15 days of the date of this notice. The project as proposed is subject to the following conditions:

1. All power lines, telephone wires, television cables, fire alarm systems and other communication wires, cables or lines shall be placed underground either by direct burial or by means conduit or ducts providing service to each building.
2. Prior to building permit issuance, a final, detailed landscaping plan depicting all of the applicable elements outlined in MMC 22C.120.030 will be required to be submitted for review and approval. The landscape plan shall incorporate the following design elements, as outlined in Chapter 22C.120 MMC:
 - a. All landscaped areas shall be provided with an irrigation system or a readily available water supply with at least 1 outlet located within 50' of all plant material.
 - b. Water conservation measures shall be applied as outlined in MMC 22C.120.050.
 - c. A 15' L3 landscape buffer is required between the parking area and State Ave.
 - d. A minimum 5' L2 landscape buffer shall be provided around the parking area to the south and north (where feasible).
 - e. Street trees are required to be planted along all public streets and access roads/easements and comply with the following:
 - Street trees shall be planted 5 to 8' behind the sidewalk to create a continuous canopy.
 - Street trees shall meet the most recent ANSI standards for a 1 1/2" caliper at the time of planting and shall be spaced to provide a continuous canopy coverage within 10-years.
 - f. Because the site is not designed with buildings along the street edge, enhanced landscaping is required along State Ave, in order to create an attractive street edge.
 - g. Landscaping shall be positioned in order to comply with the sight distance requirements in MMC 22C.020.210.
3. The site plan currently refers to parking requirements for Barber/Beauty Shops; Restaurants/Taverns; and medical/dental clinics; however, adequate parking is not being provided for these types of uses, therefore referral to these types of uses should be removed from the site plan. The site plan shows sufficient parking to allow retail sales and general office uses.
4. The existing pole sign shall be removed prior to occupancy of the building. All signage shall be required to meet the City's existing sign code requirements.
5. The following details will be required to be provided on the civil construction plans:
 - a. Pedestrian pathway from the building entrance to the public sidewalk along State Avenue shall be constructed with concrete pavers or decorative stamped asphalt and shall be universally accessible and meet ADA standards.
 - b. Bicycle parking shall be provided at a rate of 5% of the number of required off-street auto parking spaces. Design and location shall be provided in accordance with MMC 22C.130.060.
 - c. Parking lot lighting shall be provided. Parking lot illumination locations, materials and fixture design shall be required. The following design standards apply:

- 25' maximum height
 - Fixtures shall be full cut-off, dark sky rated, with lower fixtures preferable so as to maintain a human scale.
 - Parking lot lighting shall be designed to provide security lighting to all parking spaces.
 - Lighting shall be shielded in a manner that does not pose a hazard to passing traffic. Lighting should not be permitted to trespass onto adjacent private parcels nor shall light source (luminaire) be visible at the property line.
 - Fixture design shall incorporate unique design features that coincide with the architectural design of the building.
- d. Storage space for recyclables and solid waste shall be designed, as follows:
- Architectural design of any structure enclosing an outdoor collection point or any building primarily used to contain a collection point shall be consistent with the design of the primary structure(s) on the site.
 - Enclosures for outdoor collection points and buildings used primarily to contain a collection point shall have gate openings at least 12' wide for haulers. In addition, the gate opening for any building or other roofed structure used primarily as a collection point shall have a vertical clearance of at least 12'.
 - A 6-foot fence constructed of concrete block or brick enclosing trash and recycling receptacles is required. Coordination with the current franchise hauler is required. The sides and rear of the enclosure must be screened with Type L1, L2, L3, or L4 Landscaping at least 5' deep in visible locations as determined by the director to soften the views of the screening element and add visual interest.
 - Weather protection of recyclables shall be ensured by using weather-proof containers or by providing a roof over the storage area.
 - The designated spot for service elements shall be paved with concrete.
6. 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. Traffic impact fees shall be vested at a rate of \$1,870.00 per PMPHT.
- The public works director shall have the authority to fix the location, width and manner of approach, and to alter ingress and egress of the joint access, as may be required to control traffic in the interest of public safety and general welfare. The cost of any revisions to the joint access, deemed necessary in the interest of public safety and general welfare, shall be the responsibility of the property owner.

Note: This decision will become final unless an appeal requesting a public hearing is filed with the Community Development Department within 15 days of this notice.

The application and complete case file is available for review at the City of Marysville Community Development Department, 80 Columbia Avenue, Marysville, WA 98270.

Project Information: Cheryl Dungan, Senior Planner – (360) 363-8206