

NOTICE OF ADMINISTRATIVE SITE PLAN APPROVAL

File Number: PA23-027
Project Title: Margaret Estate Apartments
Applicant: William Kang
Project Contact: Benny Kim
4519 Lake Heights Street
Bellevue WA 98006
bennykimdesign@outlook.com
Project Location: 9706 55th Avenue NE
APN: 300515-003-018-00
Date of Completeness: December 4, 2023



NOTICE IS HEREBY GIVEN THAT ADMINISTRATIVE SITE PLAN APPROVAL HAS BEEN ISSUED FOR THE FOLLOWING PROPOSAL:

Administrative site plan approval in order to construct a 58-unit multi-family apartment building, and associated site improvements. Access will be via a private driveway from 55th Avenue NE. The Category III wetland and type Ns stream on the western portion of the site will be enhanced and permanently retained in a native growth protection easement.

Conditions of Approval:

1. The preliminary site plan received by the Community Development Department (Exhibit 029) shall be the approved preliminary site plan layout or as amended and approved during civil plan or building permit review.
2. 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 of conduit or ducts providing service to each building.
3. Prior to civil construction plan approval, a FINAL Landscape Plan shall be approved and designed in accordance with the applicable Landscaping and Screening Standards of MMC Chapter 22C.120 and MMC 22C.010.290(4).
4. Prior to civil construction plan approval, a FINAL Critical Areas Enhancement planting plan in accordance with MMC 22E.010.140 shall be submitted.
5. Pedestrian pathways that traverse a parking area or drive-aisle are required to be constructed with concrete pavers or decorative colored, or stamped concrete clearly denoting the pedestrian pathway. This detail shall be required to be provided on the civil construction plans.
6. Pursuant to MMC 22D.030.070(6)(a)(ii), the traffic concurrency determination and the project's impacts and mitigation obligations shall expire 6 years from date of this decision.
7. Applicant shall comply with the four (4) mitigation obligations in the Traffic Concurrency Recommendation as noted in item 10 above.

8. Prior to civil construction plan approval, an illumination plan shall be approved and designed in accordance with applicable lighting standards outlined in MMC 22C.010.290(4)(c).
9. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with the Residential Site and Building Design Standards outlined in MMC 22C.010.290.
 - a. The applicant shall be required to provide pedestrian connections from the ground floor patios of the building to internal pedestrian walkways as well as common open space areas.
 - b. The applicant shall demonstrate compliance with all applicable building design requirements.
10. Prior to building permit issuance, the applicant shall be required to demonstrate all mechanical equipment located on the roof, façade or external portions of a building are architecturally screened so as not to be visible from adjacent properties at street level or the public street. Mechanical equipment shall be screened by a primary building element or structure, landscaping or other means.
11. Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility to the public. If such elements are mounted in a location visible from the street, pedestrian pathway, common open space, or shared courtyards, they shall be screened by landscaping, fences, or walls.
12. The applicant shall submit payment to Marysville School District 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 shall be paid prior to building permit issuance.
13. 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 shall be paid prior to building permit issuance.
14. Declaration or covenants shall be required to be recorded, prior to issuing occupancy permits for the development, including provisions which address the following:
 - 14.1 Maintenance of the common areas, drainage system, open space, landscaping and other private improvements within the development.
 - 14.2 Provisions for storage and parking of boats, RV's, non-operable vehicles and similar vehicle storage so as not to reduce the proposed parking within the development and enforcement of these provisions.

These covenants or restrictions shall be reviewed and approved by the Community Development Department and Marysville Fire District.
15. The project is subject to conditions 1 through 14 of the State Environmental Policy Act (SEPA) Mitigated Determination of Significance (MDNS) issued on May 31, 2024 (Exhibit 027).

Responsible Official: Haylie Miller, Community Development Director

For project information, please contact:

Amy Hess, Senior Planner

(360) 363-8215

ahess@marysvillewa.gov