

## NOTICE OF ADMINISTRATIVE SITE PLAN APPROVAL

**File Number:** PA23-015  
**Project Title:** MSR Tuscany Woods Townhomes  
**Applicant:** MSR Communities 5, LLC  
**Project Contact:** Brian Kalab, Insight Engineering Co.  
PO Box 1478 Everett WA 98206  
brian@insightengineering.net  
**Project Location:** 4407 84<sup>th</sup> Street NE  
**APN:** 30052100105200  
**Date of Completeness:** July 10, 2023

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### **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 35-unit townhome development, consisting of eight (8) buildings, and associated site improvements. Existing structures on site will be demolished. Access to the development will be via a 26' wide paved private drive off of 84<sup>th</sup> Street NE.

### **Conditions of Approval:**

1. The preliminary site plan (Exhibit 026) shall be the approved preliminary site plan layout.
2. No access from the project site shall be permitted to/from 44<sup>th</sup> Drive NE. Signage prohibiting access may be required and shall be approved by the City's Traffic Engineer.
3. Applicant shall demonstrate implementation of Residential Density Incentives (RDI) consistent with [MMC 22C.090](#) in order to achieve a total of nine (9) bonus units. Proposed RDI's shall be implemented/paid prior to occupancy permits being granted.
4. Automated residential fire sprinkler systems shall be installed in all units and a fire sprinkler plan shall be provided at the time of building permit submittal.
5. Unit 35 shall be oriented towards 84<sup>th</sup> Street NE, including primary entry and windows, and shall provide a pedestrian path connecting the unit to the public sidewalk. Access for this unit shall be from the internal drive aisle.
6. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with the Site and Building Design standards outlined in [MMC Chapter 22C.010.290](#).
7. Prior to civil construction plan approval, applicant shall demonstrate compliance with required parking, including demonstration that dimensional standards are met for garage parking.
8. The applicant shall submit payment to the City of Marysville for park impacts caused by the development pursuant to Chapter [22D.020 MMC](#). Park impact fees will be based on the fee schedules in effect at the time an individual building permit application is accepted by the City. Credit shall be given for one unit for the existing single family residence to be demolished.
9. The applicant shall submit payment to City of Marysville School District No. 25 for school impacts caused by the multi-family development pursuant to Chapter [22D.040 MMC](#). School impact fees will be based on the fee schedules in effect at the time an individual building permit application is accepted by the City. Credit shall be given for one unit for the existing single family residence to be demolished.
10. Prior to granting occupancy permits, declaration or covenants shall be required to be recorded with the Snohomish County Auditor, including provisions which address the following:

- a. Maintenance of the common areas, drainage system, open space, landscaping and other private improvements within the development.
  - b. Provisions for storage, parking of boats, RV's, non-operable vehicles and similar vehicle storage so as not to reduce the proposed parking within the development, along with enforcement mechanisms for these provisions.
  - c. If the garage units are used for the required parking calculations, then a covenant shall be required that the garage facilities are used for parking of vehicles (only) and not used for storage.
- These covenants or restrictions shall be reviewed and approved by the Community Development Department prior to recording.
11. All mechanical equipment shall be organized, proportioned, detailed, screened, landscaped (with decks or terraces) and/or colored to be an integral element of the building and minimize visual impacts from the ground level of adjacent streets and properties. For example, screening features should utilize similar building materials and forms to blend with the architectural character of the building.
  12. Prior to civil construction plan approval, the applicant shall have a FINAL landscaping plan approved that includes all of the plan submittal requirements outlined in [MMC 22C.120.030](#), and includes all of the applicable design elements outlined in [MMC 22C.120](#) as well as open space amenity details in compliance with [MMC 22C.0010.330, Townhouse open Space](#).
  13. Prior to civil construction plan approval, the applicant shall have a lighting plan with photometrics designed in accordance with [MMC 22C.130.050\(3\)\(d\)](#) and [MMC 22C.010.290\(4\)\(c\)](#), approved by the Community Development Department.
  14. 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 provided on the civil construction plans.
  15. Any/all encroachments shall be remedied prior to final inspections being granted. Any contested area shall be removed from the total project area and density calculations revised as needed.
  16. The applicant shall be required to comply with the nine (9) mitigation measures outlined in the State Environmental Policy Act (SEPA) Mitigated Determination of Non-significance (MDNS) issued on December 20, 2023 (Exhibit 032).

**Responsible Official:** Haylie Miller, Community Development Director

**For project information, please contact:**

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