



MARYSVILLE

WASHINGTON

**HEARING EXAMINER MEETING
THURSDAY, FEBRUARY 5, 2026 – 6:30 PM
501 DELTA AVE, MARYSVILLE, WA 98270**

Mountainview Acres Public Hearing

AGENDA

The Hearing Examiner meeting is a hybrid meeting which you are welcome to attend in person or via Teams. Anyone wishing to provide verbal public comment is encouraged to pre-register by contacting the Project Manager listed in the item by *4PM the day prior to the meeting*. Those providing verbal public comment will need to provide their name, address, e-mail and phone number.

Microsoft Teams [Need help?](#)

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Meeting ID: 246 473 593 814 7

Passcode: 43Ww66xT

Call to Order

Public Hearings

Mountain View Acres Subdivision

Staff respectfully request that the Hearing Examiner grant Preliminary Plat Approval for the Mountain View Acres Subdivision.

[Staff Recommendation - Mountain View Acres Subdivision - PA25-0027](#)

Special Accommodations: The City of Marysville strives to provide accessible meetings for people with disabilities. Please contact the City Clerk's office at (360) 363-8000 or 1-800-833-6384 (Voice Relay), 1-800-833-6388 (TDD Relay) two business days prior to the meeting date if any special accommodations are needed for this meeting.



Agenda Bill

HEARING EXAMINER AGENDA ITEM REPORT

DATE: February 5, 2026

SUBMITTED BY: Angela Gemmer, Community Development

ITEM TYPE: Public Hearing

AGENDA SECTION: **Public Hearings**

SUBJECT: Mountain View Acres Subdivision

SUGGESTED ACTION: Staff respectfully request that the Hearing Examiner grant Preliminary Plat Approval for the Mountain View Acres Subdivision.

SUMMARY: Public Hearing to consider Preliminary Plat Approval for the Mountain View Acres Subdivision.

ATTACHMENTS:
[Staff Recommendation - Mountain View Acres Subdivision - PA25-0027](#)



STAFF RECOMMENDATION

Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270
 Office Hours: Mon - Fri 8:00 AM - 4:30 PM ♦ Phone: (360) 363-8000

PROJECT INFORMATION						
Project Title	Mountain View Acres Subdivision	Date of Report	January 29, 2026			
File Number	PA24-0027	Attachments	Public Hearing Exhibits (1 - 35)			
Administrative Recommendation	Approve the preliminary 16-lot subdivision					
BACKGROUND SUMMARY						
Applicant	Samantha Adams					
Request	Preliminary Subdivision for the construction of a 16-lot single family residential subdivision					
SEPA Status	Exempt per MMC 22E.030.090					
Site Address	11121 51 st Ave NE	APN(s)	30051000300700			
Legal Description (abbreviated)	See Title Report (Exhibit 004)	Section	10	Township	30	Range 05E
Comprehensive Plan	Neighborhood Residential	Zoning	NR-4.5			
<p><i>*Since the submittal of this application, the Single Family, Medium Density R-4.5 zone has changed to the NR-4.5 zone. This application is vested under the R-4.5 zone for this review; all subsequent development would be subject to the NR-4.5 zoning standards. The first two pages of this decision reflect the new NR-4.5 zone, while the rest of the recommendation discusses the zoning to which the project is vested.</i></p>						
Water Supply	Current	Proposed	Sewer Supply	Current	Proposed	
	Private (well)	Marysville		Private (septic)	Marysville	
REVIEWING AGENCIES						
Marysville	Local Agencies	State & Federal	County	Other		
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Parks <input type="checkbox"/> Police <input checked="" type="checkbox"/> PW – Dev. Services <input checked="" type="checkbox"/> PW – Engineering <input checked="" type="checkbox"/> PW – Operations <input checked="" type="checkbox"/> PW – Solid Waste <input type="checkbox"/> PW – Streets <input checked="" type="checkbox"/> PW – Traffic Eng. <input checked="" type="checkbox"/> PW – Water Res. <input checked="" type="checkbox"/> PW – WWTP	<input type="checkbox"/> Arlington (city) <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input checked="" type="checkbox"/> Comcast <input type="checkbox"/> Lake Stevens SD <input checked="" type="checkbox"/> PUD No. 1 <input checked="" type="checkbox"/> Ziplly <input checked="" type="checkbox"/> Marysville Fire District	<input type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input type="checkbox"/> DAHP <input checked="" type="checkbox"/> DOE <input checked="" type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> USDFW	<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works	<input type="checkbox"/> Olympic Pipeline <input type="checkbox"/> Puget Sound Energy <input checked="" type="checkbox"/> Tulalip Tribes <input checked="" type="checkbox"/> Stillaguamish Tribe		
ACTION						
<input type="checkbox"/> Administrative <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Quasi-Judicial <input type="checkbox"/> Planning Commission						
Date of Hearing	February 5, 2026	<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Continued				

STAFF

Name	Title	Phone	E-mail
Natalie Jacobson	Senior Planner	360.363.8208	njacobson@marysvillewa.gov

SURROUNDING USES

	Comprehensive Plan	Zoning	Land Use
North	Neighborhood Residential	NR-4.5	Single family residential – Camfair
East	Neighborhood Residential	NR-4.5	Marysville – Pilchuck High School
South	Neighborhood Residential	NR-4.5	Single family residential – Clan Campbell Divisions 1 & 2
West	Neighborhood Residential	NR-4.5	Single family residential development

VICINITY MAP



FINDINGS AND CONCLUSIONS

1. **Description of Proposal.** An application was submitted for a Preliminary Subdivision for the construction of a 16-lot single family residential subdivision. There is an existing residence and agriculture operation to be retained on proposed Lot 1 which shall retain 11.44 acres.
 - 1.1. Major subdivisions require a quasi-judicial decision action; therefore, a public hearing is required per [MMC 22G.090](#).
2. **Project Location.** The proposed development is located at 11121 51st Ave NE and is identified as Assessor’s Parcel Number (APN) 30051000300700.
3. **Site Description.** The project site is approximately 14.29 acres in size and is relatively flat throughout the site. The site was primarily used for agricultural purposes. Vegetation on site consists of grassy fields with a few mature trees.
4. **Letter of Completeness.** A letter of completeness was issued October 24, 2025 and provided to the applicant in accordance with [MMC 22G.010.050](#).
5. **Public Notice.** Public notice of the development application was provided in accordance with [MMC 22G.010.090](#).
 - 5.1. The public hearing for the proposed request was advertised in accordance with [MMC 22G.010.110](#), *Notice of public hearing*.
6. **Request for Review.** A Request for Review of the proposed development was sent to the Local, County, State & Federal Agencies and Districts identified on page 1 of this report. The following comments were received; if above-referenced agencies are not listed below, no comments were received:

	Nature of Comment
Public Works, Traffic	<ul style="list-style-type: none"> • <i>Requirements and recommendations are addressed in the approved Traffic Concurrency Recommendation, dated November 7, 2025.</i>
Public Works, Development Services	<ul style="list-style-type: none"> • <i>Provided information regarding the required improvements, which are to be further reviewed with Civil Plan Review.</i> • <i>The project is vested under the 2019 Stormwater Management Manual for Western Washington. Formal drainage review will be conducted during Civil Plan Review.</i> • <i>Capital improvement fees would be required to be paid prior to issuance of the building permit.</i>
Marysville Fire District	<ul style="list-style-type: none"> • <i>Lots 14 and 15 will require residential fire sprinkler systems due to the distance from ROW exceeding 200’</i> • <i>Future homes may require residential sprinkler installation.</i> • <i>Fire hydrants shall be provided along the new and existing roadways at approved locations, at all intersections, and</i>

	<p><i>with maximum spacing of 600 ft. apart. The location of fire hydrants requires Fire Marshal approval on civil construction plans.</i></p> <ul style="list-style-type: none"> • <i>“NO PARKING - FIRE LANE” signs are required on both sides of all roads that are 26 feet wide or less. The signage shall be identified on the approved Civil Plans.</i>
Building Department	<ul style="list-style-type: none"> • <i>Provided requirements for the building permit submittal.</i>
Snohomish County PUD	<ul style="list-style-type: none"> • <i>All wells and on-site septic systems are required to be decommissioned per Snohomish Health District requirements.</i>
Public Works, Surface Water	<ul style="list-style-type: none"> • <i>Provided guidance for stormwater requirements as well as dedication documents for conveying the stormwater facility to the City.</i>

7. **Public Comments:** Staff received two phone calls from neighbors regarding this project. No formal comments were received. The phone calls revolved around curiosity as to where the development was occurring. In addition, the second phone call was inquiring about the construction route for equipment.

Staff provided notes indicating the construction route will be addressed during the applicant preconstruction meeting with the City of Marysville construction inspector.

8. **State Environmental Policy Act Review.** Pursuant to [MMC 22E.030.090](#), the proposed subdivision is exempt from SEPA Review as it does not exceed the flexible threshold, which allows for up to 30 single-family dwelling units.
9. **Critical Areas.** Based on the revised Critical Area Reconnaissance Report (Exhibit 006), prepared by Wetland Resources, Inc., dated August 7, 2025, the project site was found to have no critical areas within the eastern portion of the site where the development is to occur. Per GIS mapping, there are no critical areas within 500 feet of the proposed development area and no critical areas within 250 feet of the westernmost edge of the subject property.
10. **Access and Circulation.** The project includes the extension of 54th Drive NE through the development connecting it with 110th Place NE. This will provide access to all lots and allow traffic circulation through 108th Street NE and 51st Avenue NE.
11. **Traffic Impacts.** A traffic impact analysis (TIA) was prepared by TENW, dated September 2025. According to the TIA, the proposed development would generate approximately 42 Average Daily Trips (ADT), 14 AM peak hour trips (AMPHT), and 16 PM peak hour trips (PMPHT).

The City’s Traffic Engineering Manager reviewed the TIA, and issued a written concurrency recommendation dated November 7, 2025 (Exhibit 024), informing the developer of the project’s impacts and mitigation obligation pursuant to [MMC 22D.030](#), *Traffic Impact Fees and Mitigation*. Pursuant to [MMC 22D.030.070\(1\)\(d\)](#), an applicant is required to make a written proposal for mitigation of traffic impacts based on the concurrency recommendation. The applicant accepted the requirements outlined in the traffic concurrency recommendation on December 24, 2025 (Exhibit 027).

Since only the eastern portion of the parent property, frontage improvements will not be required along 51st Avenue NE with the current development; however, frontage improvements will be required along 51st Avenue NE with further development of lot 1.

12. **Utilities.** Per [MMC 14.03.250](#), utilities are to be extended along the street frontages of the proposed project. Extensions of sewer and water mains, as well as a storm drain system for the roadway extension, will be required. The following utilities will be provided to the site:

Storm Drainage: According to the Preliminary Drainage Report, prepared by Solid Ground Engineering, dated December 2025, the project is designed to comply with the Department of Ecology 2019 Stormwater Management Manual for Western Washington. The on-site stormwater would be mitigated through a combination of individual lot area drains, downspout infiltration facilities, and bioretention facilities.

Water: The applicant is proposing to tie into the existing 8-inch ductile iron water main within 54th Drive NE to serve the proposed lots.

The farm parcel (i.e. lot 1) may remain on the existing well with the current project; however, it will be required to connect to City water and decommission the well (unless retained for irrigation) if lot 1 is further developed, or the existing well is no longer suitable for water service (see Exhibit 016).

Sewer: The applicant is proposing to tie into the existing 8-inch PVC sewer main within 54th Drive NE to serve the proposed lots.

The farm parcel (i.e. lot 1) may remain on the existing septic system with the current project; however, it will be required to connect to City sewer and decommission the septic system if lot 1 is further developed, or the existing septic system fails (see Exhibit 016).

13. **Park Impacts.** Pursuant to [MMC 22D.020](#), the applicant shall mitigate City of Marysville parks impacts through payment of the park impact fee in effect at the time of building permit application.

14. **Application Review.** [MMC 22G.010.140\(3\)](#) requires the City to determine whether or not the project is consistent with the following items described in the applicable plans and regulations:

- 14.1. *Type of land use permitted at the site, including uses that may be allowed under certain circumstances, such as planned residential development and conditional uses, if the criteria for their approval have been satisfied.*

Staff Comment: The proposed subdivision is for the creation of single-family residential lots. Per MMC 22C.010.060, single family detached units are permitted outright in the R-4.5 zone; therefore, the proposed development would comply with this provision.

- 14.2. *Density of residential development in urban growth areas.*

Staff Comment: The base density allowed in the R-4.5 zone is 4.5 dwelling units per net project acre. The gross site area is approximately 14.29 acres (622,820 sq. ft.).

Per the site plan of record, the applicant applied a flat deduction of 20% per the definition of “Net Project Area” in [MMC 22A.020.150](#); therefore, the proposed site has

a net project area of 11.44 acres (498,256 sq. ft.), which would allow for the construction of 51 single family residences (11.44 acres x 4.5 d.u. per acre).

With this plat, some density is proposed to be transferred from the parent parcel to the eastern 15 new lots; therefore, a restrictive covenant documenting this will need to be recorded to ensure that future development of lot 1 does not exceed the density that would have otherwise been allowed if the entire property had been developed with a single land use application. As noted above, the maximum density for the parent lot under current zoning is 51 single family lots; therefore, up to 36 single family lots would be able to be developed on the remaining lot 1 in the future if a standard subdivision is proposed. This restrictive covenant can alternately be crafted in terms of the acreage that should be deducted from the parent parcel to allow for the level of development that occurred with this proposal.

14.3. *Availability and adequacy of public facilities identified in the Comprehensive Plan.*

Staff Comment: The Comprehensive Plan designation for the subject property is Neighborhood Residential and is located within the Kellogg Marsh Neighborhood. The proposed development and subsequent use of the property would be consistent with the pertinent development policies outlined in the Marysville Comprehensive Plan as conditioned herein

The following development policies outlined in the Comprehensive Plan that are specifically pertinent to the overall subdivision request, and were used to establish appropriate conditions, are as follows:

- **LAND USE ELEMENT – Policies:** LU 5.4, LU 7.1, LU 7.2, LU 7.3, LU 7.5, LU 7.8
- **HOUSING ELEMENT – Policies:** HS 1.1, HS 1.2, HS 1.5, HS 2.1, HS2.2, HS 2.3
- **ENVIRONMENTAL ELEMENT – Policies:** EN 0.1, EN 0.4, EN 0.7, EN 0.8, EN 0.9, EN 0.11, EN 0.13, EN 0.15, EN 0.17, EN 0.25, EN 0.26
- **TRANSPORTATION ELEMENT – Policies:** T 1.1, T 1.2, T 1.3, T 6.2, T 6.7
- **UTILITIES ELEMENT – Policies:** UT 1.1, UT 1.2, UT 1.3, UT 1.5
- **PUBLIC FACILITIES & SERVICES ELEMENT – Policies:** PS 1.2, PS 1.3, PS 2.2, PS 2.7

Staff finds that the proposed development, as conditioned, is consistent with the City of Marysville Comprehensive Plan.

14.4. *Development Standards*

Staff Comment: The project site is vested under the R-4.5 zoning standards. The R-4.5 zone allows single-family residences at base density of 4.5 dwelling units per acre.

The proposed development and subsequent use of the property would comply with the intent of the R-4.5 zone and, as conditioned herein, complies with all of the applicable design and development standards outlined in Title 22, *Unified Development Code*.

As conditioned, the proposed development makes appropriate provisions for the public use and interest, health, safety and general welfare.

15. **Hearing Examiner – Required Findings.** [MMC 22G.010.170\(3\)](#) requires that the Hearing Examiner not approve a proposed development without first making the following findings and conclusions:

15.1. *The development is consistent with the comprehensive plan and meets the requirements and intent of the Marysville Municipal Code.*

Staff Comment: The Comprehensive Plan designation for the subject property is Medium Density Single Family. The proposed development and subsequent use of the property would be consistent with the pertinent development policies outlined in the Marysville Comprehensive Plan and the intent of the Marysville Municipal Code, as conditioned herein.

15.2. *The development makes adequate provisions for open space, environmentally sensitive areas, drainage, streets and other public ways, transit stops, water supply, sanitary wastes, public utilities and infrastructure, parks and recreation facilities, playgrounds, sites for schools and school grounds.*

Staff Comment: Based on a review of the preliminary plat map and application materials, the development makes adequate provisions for open space, environmentally sensitive areas, drainage, streets and other public ways, transit stops, water supply, sanitary wastes, public utilities and infrastructure, parks and recreation facilities, playgrounds, sites for schools and school grounds.

15.3. *The development is beneficial to the public health, safety and welfare and is in the public interest.*

Staff Comment: Per Finding 15, the proposed subdivision would be beneficial to the public health, safety and welfare and would be in the public interest as the subdivision has been designed in accordance with applicable Marysville Municipal Code requirements.

15.4. *The development does not lower the level of service of transportation and/or neighborhood park facilities below the minimum standards established within the comprehensive plan. If the development results in a level of service lower than those set forth in the comprehensive plan, the development may be approved if improvements or strategies to raise the level of service above the minimum standard are made concurrent with the development. For the purpose of this section, “concurrent with the development” is defined as the required improvements or strategies in place at the time of occupancy, or a financial commitment is in place to complete the improvements or strategies within six years of approval of the development.*

Staff Comment: As conditioned, the development would not lower the level of service of transportation and/or neighborhood park facilities below the minimum standards established within the comprehensive plan.

15.5. *The area, location and features of land proposed for dedication are a direct result of the development proposal, are reasonably needed to mitigate the effects of the development and are proportional to the impacts created by the development.*

Staff Comment: As conditioned, the area, location and features of land proposed for dedication are a direct result of the development proposal, are reasonably needed to

mitigate the effects of the development and are proportional to the impacts created by the development.

16. **Preliminary Subdivision Review, Public Hearing – Elements Considered.** [MMC 22G.090.130](#) requires the hearing examiner to provide a basis for approval or disapproval of a proposed subdivision, as follows:

- 16.1. **Public Use and Interest.** *Evaluation of the proposed subdivision to determine whether the public use and interest are served by permitting the proposed subdivision.*

Staff Comment: After evaluation of the application materials and other supporting documentation available to the City, staff concludes that, as conditioned, the public use and interest are served by the proposed subdivision.

- 16.2. **Public Health, Safety and General Welfare.** *Evaluation of the proposed subdivision to determine whether the public health, safety and general welfare have been served.*

Staff Comment: After evaluation of the application materials and other supporting documentation available to the City, staff concludes that, as conditioned, the public health, safety and general welfare have been served and that the subdivision is consistent with the requirements of RCW 58.17.110.

- 16.3. **Comprehensive Plan.** *Evaluation of all elements of the comprehensive plan and its consistency with the proposed subdivision.*

Staff Comment: The proposed subdivision and development of the parcel relate to all elements of the Comprehensive Plan. Compliance with the various elements of the Comprehensive Plan is specifically demonstrated in Finding 14.3.

- 16.4. **Existing Zoning.** *Evaluation of existing zoning and its compliance with the proposed subdivision and MMC 22G.090, Article V, Land Division Requirements.*

Staff Comment: The existing zoning and its compliance with the proposed subdivision and Article V of this chapter, Land Division Requirements has been evaluated. Compliance with specific zoning regulations is demonstrated in Finding 14.2.

- 16.5. **Natural Environment.** *Evaluation of the impacts and provision for mitigation of all impacts on all elements of the natural environment including topography, vegetation, soils, geology and all environmental issues as defined in the State Environmental Policy Act, Chapter 197-11 WAC, and MMC 22G.090, Article V, Land Division Requirements.*

Staff Comment: The project site is not subject to environmental review via the SEPA review process pursuant to [MMC 22E.030.090\(1\)\(a\)](#) and WAC 197-11-800(6); therefore, this provision would not apply.

However, staff reviewed impacts on all elements of the natural environment, including topography, vegetation, soils, geology, and all environmental issues, and determined compliance with [MMC 22G.090](#), Article V, Land Division Requirements, as conditioned herein.

Drainage. *Evaluation of all drainage impacts and provisions made for mitigation of all drainage impacts as defined in the city’s drainage codes, and MMC 22G.090, Article V, Land Division Requirements.*

Staff Comment: All drainage impacts have been evaluated, and adequate provisions have been made to mitigate for all drainage impacts as defined in the City’s drainage codes, and MMC 22G.090, Article V, Land Division Requirements.

- 16.6. **Open Space.** *Evaluation of all impacts and provision for open space as defined in MMC 22G.090, Article V, Land Division Requirements.*

Staff Comment: As a condition of final plat, the applicant must submit copies of restrictions and covenants for the maintenance of the common open space areas pursuant to [MMC 22G.090.240](#).

Further, no division or redivision of land shall be approved unless appropriate provisions are made for, but not limited to, the public health, safety and general welfare, relating to open space, drainage ways, streets, alleys, other public ways, water supplies, sanitary wastes, parks, school facilities, and other standards as may be required by this title.

- 16.7. **Public Systems Capacity.** *Evaluation of all impacts and provisions made for mitigation of impacts on public systems including parks, schools, and community facilities as defined in MMC 22G.090, Article V, Land Division Requirements.*

Staff Comment: The applicant is required to pay mitigation fees for each new dwelling unit in accordance with MMC 22D.020 and 22D.040 to mitigate potential impacts on parks, schools, and community facilities.

- 16.8. **Public Services.** *Evaluation of all impacts and provisions made for mitigation of impacts on public services including streets, all public utilities, and fire and police protection as defined in MMC 22G.090, Article V, Land Division Requirements.*

Staff Comment: The proposed subdivision would construct streets providing appropriate access and circulation to all proposed new lots. Public utilities are to be extended to serve all new units in accordance with City standards. Appropriate improvements for fire safety in accordance with the city’s fire code would be provided. Capital improvement fees are required to be collected for water, sewer, and stormwater.

- 16.9. **Floodplain.** *Identification of subdivisions proposed in the floodplain and compliance with requirements of this chapter and MMC 22E.020, Floodplain Management.*

Staff Comment: The project is not located within an identified floodplain; therefore, this provision would not apply.

RECOMMENDATION

Based on the foregoing findings and conclusions, review of the application materials and other supporting documentation available to the Community Development Department, and the City’s regulatory authority to implement the policies, standards, and regulations of the Marysville

Comprehensive Plan and Marysville Municipal Code, the Community Development Department respectfully recommends that the Hearing Examiner **APPROVE** the proposed Preliminary Plat, subject to the following conditions:

1. The preliminary subdivision configuration (Exhibit 028) shall be the approved plat configuration. The final subdivision shall be processed in strict compliance with the provisions of Article III Final Subdivision Review and Article V Land Division Requirements of [MMC 22G.090](#).
2. The final subdivision shall be approved and recorded within 5 years of the date of preliminary approval. A 2-year extension may be granted in accordance with [MMC 22G.090.170](#).
3. Compliance with [MMC 22C.010.310](#), *Single family dwelling and middle housing development standards*, must be demonstrated at time of building permit submittal.
4. Residential fire sprinklers shall be required for lots 14 and 15, unless adequate alternative provisions are reviewed and approved by the Fire Marshal.
5. A final landscape plan shall be required to be approved, prior to civil construction plan approval, and designed to comply with the applicable provisions outlined in [MMC 22C.120](#), *Landscaping and Screening*, and [MMC 22G.090.570](#)
 - 5.1. A landscape maintenance bond shall be in place prior to final plat approval per [MMC 22C.120.060](#).
6. A six-foot tall cedar fence shall be installed along the east property line of proposed lot 1 to provide separation between the farm and proposed lots 2 through 7.
7. Pursuant to [MMC 22D.030.070\(6\)\(a\)\(iii\)](#), the traffic concurrency determination and the project's impacts and mitigation obligations shall expire upon expiration of the subdivision. The project is subject to the traffic mitigation obligations as required by the Traffic Concurrency Recommendation (Exhibit 024), dated September 10, 2024.
8. The following restrictive covenants shall be placed on the plat map:
 - 8.1. A restrictive covenant indicating that frontage improvements shall be required along 51st Avenue NE with further development of the existing farm parcel (i.e. lot 1).
 - 8.2. A restrictive covenant indicating that lot 1 will be required to connect to City water and decommission the well (unless retained for irrigation) if lot 1 is further developed, or the existing well is no longer suitable for water service.
 - 8.3. A restrictive covenant indicating that lot 1 will be required to connect to City sewer and decommission the septic system if lot 1 is further developed, or the existing septic system fails.
 - 8.4. A restrictive covenant documenting that density was transferred from the original farm parent parcel to the eastern subdivision area. If a standard subdivision is proposed on the existing farm parcel (i.e. lot 1) in the future, this level of density (i.e. lots) will be deducted from the density allowance for lot 1. This restrictive covenant can alternately be crafted in terms of the acreage that should be deducted from the parent parcel to account for the amount of development that occurred with this proposal.
9. The applicant shall submit payment to the City of Marysville for park impacts caused by the development in accordance with [MMC 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 will be required to be paid prior to building permit issuance unless deferred until a time preceding final building inspections being granted.

10. If at any time during construction archaeological resources are observed in the project area, work shall be temporarily suspended at that location, and a professional archaeologist shall document and assess the discovery. The Department of Archaeology and Historic Preservation (DAHP) and all concerned tribes shall be contacted for any issues involving Native American sites. If project activities expose human remains, either in the form of burials or isolated bones or teeth, or other mortuary items, work in that area shall be stopped immediately. Local law enforcement, DAHP, and affected tribes shall be immediately contacted. No additional excavation shall be undertaken until a process has been agreed upon by these parties, and no exposed human remains should be left unattended.
11. All necessary power lines, telephones wires, television cables, fire alarm systems and other communication wires, cables or shall be placed in underground location either by direct burial or by means of conduit or duct. All such underground installations or systems shall be approved by the appropriate utility company and shall adhere to all governing applicable regulations including, but not limited to, the applicable City and State regulations and specific requirements of the appropriate utility pursuant to [MMC 22G.090.710\(1\)](#).

Prepared by: *Natalie*

Reviewed by: *Angela*

EXHIBITS

The following Exhibits can be accessed electronically via the link provided in the exhibit header below:

[PA25-0027 – Mountain View Acres Subdivision](#)

- | | |
|--|-----------------------------------|
| 01) Land Use Application | 020) Landscape Plan, Revision 1 |
| 02) Project Narrative | 021) Drainage Report, Revision 1 |
| 03) Title Report/Legal Description | 022) Fire Flow Results |
| 04) Title Report/Legal Description | 023) Plat Map, Revision 1 |
| 05) Geotechnical Report | 024) Concurrency Recommendation |
| 06) Critical Areas Report | 025) Technical Review Comments #2 |
| 07) Preliminary Drainage Report | 026) Response Letter |
| 08) Traffic Impact Analysis | |
| 09) Stormwater Pollution Prevention Plan | |
| 010) Supplemental Report | |
| 011) Preliminary Site Plan | |
| 012) Preliminary Civil Plans | |
| 013) Preliminary Civil Plans | |
| 014) Landscape Plan | |
| 015) Technical Review Comments #1 | |
| 016) Correspondence | |
| 017) Correspondence | |
| 018) Resubmittal Letter | |
| 019) Preliminary Civil Plans, Revision 1 | |

- 027) Concurrency Acceptance
- 028) Plan Map, Revision 2
- 029) Preliminary Civil Plans, Revision 2
- 030) Letter of Completeness
- 031) Notice of Public Hearing
- 032) Notice of Application
- 033) Affidavit of Posting
- 034) Affidavit of Publication
- 035) Request for Review