



# MARYSVILLE

WASHINGTON

**HEARING EXAMINER MEETING  
WEDNESDAY, MARCH 4, 2026 – 6:30 PM  
501 DELTA AVE, MARYSVILLE, WA 98270**

English Crossing Townhomes Hearing

## AGENDA

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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**

PA23-012 - English Crossing Townhomes

Staff respectfully recommends approval of the proposal subject to the Conditions of Approval included in the Staff Recommendation

[Staff Recommendation - PA23-012](#)

**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:** March 4, 2026

**SUBMITTED BY:** Emily Morgan, Community Development

**ITEM TYPE:** Public Hearing

**AGENDA SECTION:** **Public Hearings**

**SUBJECT:** PA23-012 - English Crossing Townhomes

**SUGGESTED ACTION:** Staff respectfully recommends approval of the proposal subject to the Conditions of Approval included in the Staff Recommendation

**SUMMARY:** The applicant is proposing a Unit Lot Subdivision with State Environmental Policy Act (SEPA) review to construct a 242-unit townhome development with associated site improvements.

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**ATTACHMENTS:**  
[Staff Recommendation - PA23-012](#)



# STAFF RECOMMENDATION UNIT LOT SUBDIVISION

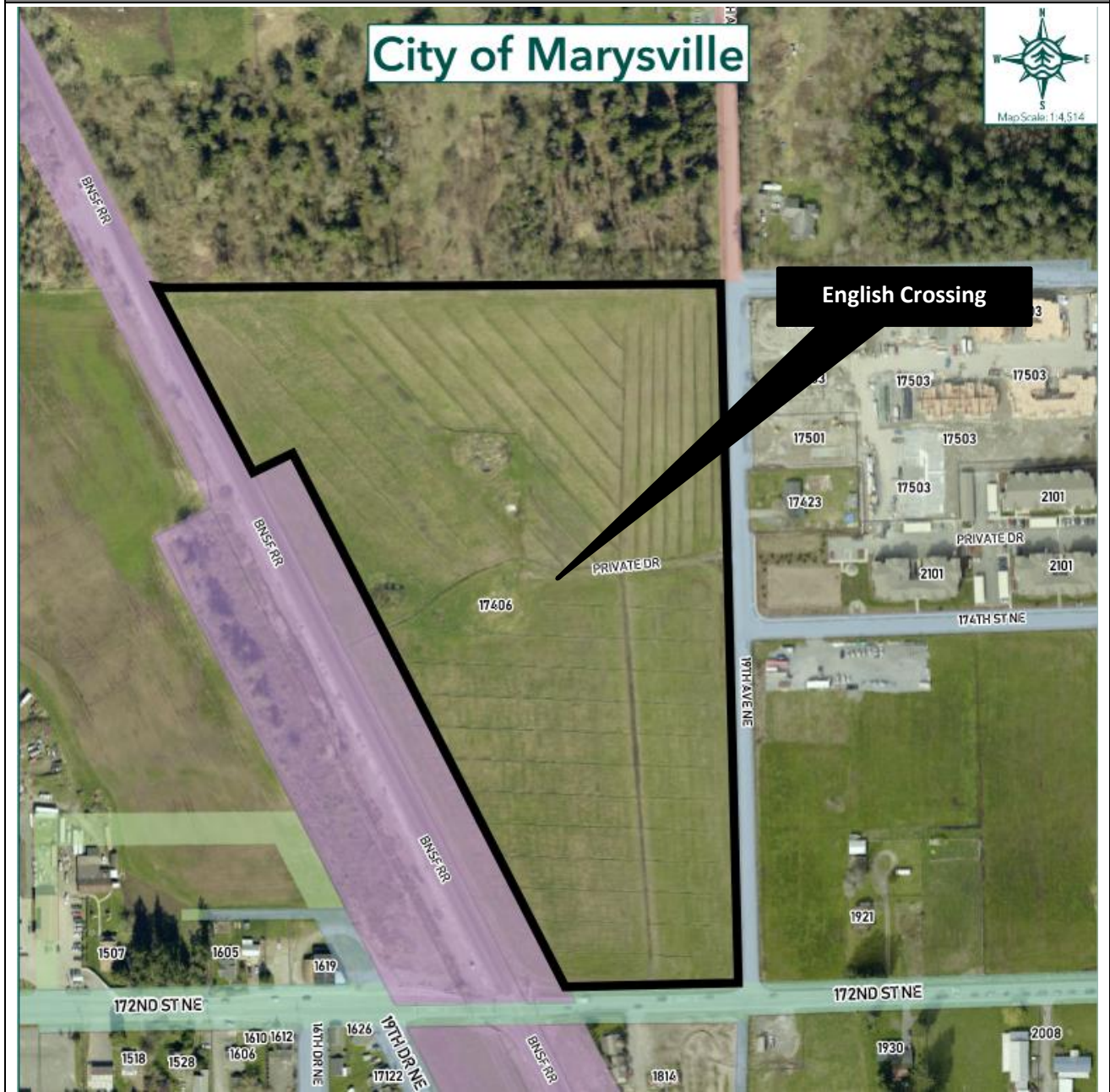
Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270  
Office Hours: Mon - Fri 8:00 AM - 4:30 PM ♦ Phone: (360) 363-8000

| PROJECT INFORMATION   |  |                 |              |  |                                       |  |                 |   |               |  |
|---|--|-----------------|--------------|--|---------------------------------------|--|-----------------|---|---------------|--|
| <b>Project Title</b>  | English Crossing   |                 |              | <b>Date of Report</b>  | February 25, 2026                     |  |                 |   |               |  |
| <b>File Number</b>  | PA23-012   |                 |              | <b>Exhibits</b>  | Public Hearing Exhibits – see Page 10 |  |                 |   |               |  |
| <b>Staff Recommendation</b>   | Approve the Unit Lot Subdivision for the creation of 242 fee simple townhome lots subject to the Conditions of Approval in the <b>RECOMMENDATION</b> section.  |                 |              |  |                                       |  |                 |   |               |  |
| BACKGROUND SUMMARY  |  |                 |              |  |                                       |  |                 |   |               |  |
| <b>Applicant</b>  | Huseby Homes   |                 |              | <b>Agent</b>   | Land Technologies, Inc.               |  |                 |   |               |  |
| <b>Request</b>  | The applicant is proposing a Unit Lot Subdivision with State Environmental Policy Act (SEPA) review to construct a 242-unit townhome development with associated site improvements.  |                 |              |  |                                       |  |                 |   |               |  |
| <b>Site Address</b>   | 17406 19 <sup>th</sup> Avenue NE   |                 |              | <b>APN(s)</b>  | 31051900401200                        |  |                 |   |               |  |
| <b>Acreage (SF)</b>   | 19.52 acres (580,175 SF)   |                 |              | <b>Section</b>   | 19                                    | <b>Township</b>  | 31              | <b>Range</b>  | 05            |  |
| <b>Zoning</b>   | Mixed Use (MU)   |                 |              | <b>Comprehensive Plan</b>  |                                       |  | Mixed Use       |   |               |  |
| <b>Water Supply</b>   | <b>Current</b>   | <b>Proposed</b> |              | <b>Sewer Supply</b>  | <b>Current</b>                        |  | <b>Proposed</b> |   |               |  |
|   | None   | Marysville      |              |  | None                                  | Marysville   |                 |   |               |  |
| REVIEWING AGENCIES  |  |                 |              |  |                                       |  |                 |   |               |  |
| <b>Marysville</b>   | <b>Local Agencies &amp; Districts</b>  |                 |              | <b>State &amp; Federal</b>   |                                       | <b>County</b>  |                 | <b>Other</b>  |               |  |
| <input type="checkbox"/> Building<br><input checked="" type="checkbox"/> Fire District<br><input checked="" type="checkbox"/> Land Development<br><input type="checkbox"/> Parks<br><input checked="" type="checkbox"/> Planning<br><input type="checkbox"/> Police<br><input checked="" type="checkbox"/> Public Works<br><input type="checkbox"/> | <input type="checkbox"/> Arlington (city)<br><input type="checkbox"/> Arlington Airport<br><input type="checkbox"/> Community Transit<br><input type="checkbox"/> Everett (city)<br><input type="checkbox"/> Frontier<br><input type="checkbox"/> Lake Stevens (city)<br><input type="checkbox"/> Lake Stevens SD 4<br><input type="checkbox"/> Lakewood SD 306<br><input type="checkbox"/> Marysville SD 25<br><input type="checkbox"/> PUD No. 1 |                 |              | <input type="checkbox"/> US Army Corps of Engineers<br><input type="checkbox"/> BNSF<br><input type="checkbox"/> DOE<br><input type="checkbox"/> WDFW<br><input type="checkbox"/> WSDOT<br><input type="checkbox"/> WUTC |                                       | <input type="checkbox"/> Health District<br><input type="checkbox"/> Planning<br><input type="checkbox"/> Public Works - Land Development<br><input type="checkbox"/> Public Works |                 | <input checked="" type="checkbox"/> Tulalip Tribes<br><input checked="" type="checkbox"/> Stillaguamish Tribe |               |  |
| ACTION  |  |                 |              |  |                                       |  |                 |   |               |  |
| <b>Date of Hearing</b>  | March 4, 2026  |                 |              | <input checked="" type="checkbox"/> Quasi-Judicial   |                                       | <input type="checkbox"/> City Council  |                 |   |               |  |
| STAFF CONTACT   |  |                 |              |  |                                       |  |                 |   |               |  |
| <b>Name</b>   | Emily Morgan   |                 | <b>Title</b> | Senior Planner   |                                       | <b>Phone</b>   | 360-363-8216    |   | <b>E-mail</b> | <a href="mailto:emorgan@marysvillewa.gov">emorgan@marysvillewa.gov</a> |

**SURROUNDING USES**

|              | <b>Comprehensive Plan</b> | <b>Zoning</b> | <b>Land Use</b>                                  |
|--------------|---------------------------|---------------|--|
| <b>North</b> | Snohomish County          | N/A           | Large lot single-family                          |
| <b>East</b>  | Mixed Use                 | MU            | Single-family home and The Lodge Apartments      |
| <b>South</b> | Mixed Use                 | MU            | 172 <sup>nd</sup> Street/Single-family residence |
| <b>West</b>  | Mixed Use                 | MU            | BNSF/Vacant                                      |

**VICINITY MAP**



## FINDINGS OF FACT

1. **Description of Proposal.** The applicant has requested a Unit Lot Subdivision with State Environmental Policy Act (SEPA) review to construct a 242-unit Townhome Development. This townhome project was granted Site Plan Approval on February 21, 2024, for the construction of 243-townhome units on a single lot. The intent of this proposed revision is to create fee simple townhome lots. Aside from the reduction in one (1) unit lot, the design and scope of the project is substantially unchanged.
2. **Type of Review.** The project proposes the creation of 10 or more unit lots; therefore, the proposed 242-Unit Lot Subdivision is required to be processed in accordance with [MMC 22G.090, Subdivisions](#). Subdivisions are quasi-judicial decisions, requiring a duly noticed public hearing. The decision is rendered by the Hearing Examiner in accordance with [MMC 22G.060, Hearing Examiner](#).
3. **Project History.** An application for the Administrative Site Plan Review was filed on and was deemed complete on May 17, 2023. The proposal was granted Administrative Site Plan Approval for the townhome development, February 21, 2024 (**Exhibit 044**).

A modification to the previously approved application proposing to convert the townhome development into fee simple unit lots via Unit Lot Subdivision was submitted January 12, 2026. Given that the scope of the project is a new companion land use actions, a formal review and decision for the Unit Lot Subdivision is required. A minor modification to the original Site Plan Approval is also proposed to reflect minor changes to the site configuration.

4. **Site Location.** The subject property is located at 17406 19<sup>th</sup> Avenue NE and is identified as Assessor's Parcel Number (APN) 31051900401200.
5. **Site Description.** The project site is approximately 19.52 acres in size. The site is nearly level to slightly sloping downward towards 19<sup>th</sup> Avenue to the east.

The site is bordered by large lot single-family residences to the north in Unincorporated Snohomish County, Burlington Northern Santa Fe railroad to the west with vacant land beyond, a single-family residence and The Lodge Apartments to the east, and 172<sup>nd</sup> Street and a large lot single-family residence to the south.

The project site is zoned Mixed Use, as are surrounding properties to the east, south and west. Property to the north is outside of Marysville City limits in unincorporated Snohomish County.

6. **Public Notice.** A joint Notice of Application and Public Hearing was provided in accordance with [MMC 22G.010.090, Notice of development application](#) and [MMC 22G.010.110, Notice of public hearing](#).
7. **Public Comments.** No public comments were received during the comment period.
8. **Request for Review.** A Request for Review of the proposed development was sent to the Local and Tribal governments referenced on Page 1. Given that the scope of the project is remaining substantially unchanged, no agency comments were received on this proposal.
9. **Critical Areas.** There are no critical areas located on the subject property. There may be a wetland on the property to the north, but it could not be confirmed with the study submitted with application.
10. **SEPA.** A SEPA MDNS was issued on January 9, 2024, for the site plan review of the 243-unit townhome development (**Exhibit 041**). As the application has been revised to include Unit Lot Subdivision, the issued MDNS was revised to reflect the amended proposal. The Revised SEPA MDNS (**Exhibit 055**) was issued February 14, 2026, with the appeal period ending March 2, 2026; no appeals were received.
11. **Access/Circulation.** Access to the development will be via a 36' wide paved private drive off 19<sup>th</sup> Avenue NE near the 172<sup>nd</sup> Street roundabout, and another 24' wide paved private drive with a 2' rolled curb near the project's northern boundary. Internal private drive aisles are 24' wide with a 2' rolled curb. Internal drive aisles provide connections and circulation throughout the development for vehicles as well as pedestrians.

12. **Traffic Concurrency.** A traffic impact analysis (TIA) was prepared by TenW, dated April 24, 2023 (**Exhibit 009**), and updated August 8, 2023 (**Exhibit 024**) and November 13, 2023 (**Exhibit 033**). Per the TIA, the proposed development is anticipated to generate approximately 1,855 new weekday daily trips, 124 AM Peak Hour Trips (AMPHTs), and 146 new PM Peak Hour Trips (PMPHTs).

The City's Traffic Engineering Manager reviewed the TIA and issued a written concurrency recommendation dated December 19, 2023 (**Exhibit 039**), 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 January 3, 2024 (**Exhibit 040**).

13. **Utilities.** Utilities are proposed to be provided as follows:

- **Storm Drainage** – The development proposes the use of bio-retention facilities. Flow control requirements will be met by detention. Water quality will be met by percolating stormwater through physical, chemical, and biological treatment processes. Pursuant to MMC 14.15, a stormwater pollution prevention plan (SWPPP) and subsequent installation of an approved stormwater management system are required.
- **Water** – The applicant is proposing to connect to the water main that will be extended in 19<sup>th</sup> Avenue NE and extend on-site in the private drive aisles to serve the development.
- **Sewer** – The applicant is proposing to connect to the sewer trunk line that is proposed to be extended by others to the roundabout at 19<sup>th</sup> Avenue NE and 172<sup>nd</sup> Street NE. This project will extend the sewer main from the roundabout a portion of the way up 19<sup>th</sup> Avenue NE, then extend the sewer on-site to serve the development.

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 fee simple townhome lots. Per [MMC 22C.020.060](#), townhomes are permitted outright in the MU zone; therefore, the proposed development would comply with this provision.

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

**Staff Comment:** Residential uses are permitted at a density of 28 dwelling units/lots per acre. This project proposes a density of 12.39 units/lots per acre (242 units/19.52 gross project acres), which complies with the density allowance.

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

**Staff Comment:** The Comprehensive Plan designation for the subject property is Mixed Use. The proposed development and subsequent use of the property will be consistent with the pertinent development policies outlined in the Marysville Comprehensive Plan, as conditioned herein.

14.4. *Development Standards.*

**Staff Comment:** The project site is currently zoned Mixed Use (MU) and located within the boundaries of the Lakewood Neighborhood Master Plan Area, which aims to encourage and promote developments that feature amenities and excellence in site planning, streetscape, building design, and contribution to community charm.

The proposed development and subsequent use of the property will comply with the intent of the MU zone, and as conditioned herein, will meet all of the applicable development outlined in Title 22 MMC, *Unified Development Code*.

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

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

15.1. **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 unit lot subdivision.

15.2. **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 unit lot subdivision is consistent with the requirements of RCW 58.17.110.

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

**Staff Comment:** The proposed unit lot 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.

15.4. **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 unit lot subdivision and Article V of this chapter, Land Division Requirements has been evaluated. Compliance with specific zoning regulations is demonstrated in Finding 14.2.

15.5. **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:** Per Finding 10, the project was subject to SEPA review. As required by the issued MDNS, the applicant must mitigate for the impacts of this development. Further, 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.

15.6. **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.

15.7. **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 unit lot subdivision, 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.

- 15.8. **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 impacts on parks, schools, and community facilities.

- 15.9. **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 unit lot 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.

- 15.10. **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.

16. **Unit Lot Subdivision – Approval Criteria.** [MMC 22G.095.050](#) requires that Unit Lot Subdivisions meet the approval requirements of [MMC 22G.090](#) for subdivisions or short subdivisions, as applicable, in addition to the following additional criteria:

- 16.1. *The requirements provided in this chapter [[MMC 22C.095, Unit Lot Subdivisions](#)] are satisfied.*

**Staff Comment:** After reviewing the application materials and other supporting documentation submitted with the application, staff concludes that, as conditioned, the proposed unit lot subdivision would satisfy the requirements of MMC 22C.095.

- 16.2. *The parent lot is designed to function as one site with respect to, but not limited to, lot access, interior circulation, open space, landscaping, drainage facilities, facility maintenance, and parking.*

**Staff Comment:** Being that the project is substantially unchanged from the previously issued Site Plan Approval, as conditioned, this project is designed to satisfy the requirements of this provision.

- 16.3. *The conditions of use, maintenance, and restrictions on redevelopment of shared open space, parking, access, and other improvements are identified and enforced by covenants, easements, or restrictions.*

**Staff Comment:** Per Finding 15.7, the applicant must submit copies of restrictions and covenants for the maintenance of the common open space areas pursuant to [MMC 22G.090.240](#) prior to final unit lot subdivision approval.

- 16.4. *Appropriate provisions are made for public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, and parks and recreation.*

**Staff Comment:** Per Finding 15.2 and 15.7, as conditioned, these provisions would be satisfied.

17. **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:

17.1. *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 Mixed Use, which strives to provide for pedestrian and transit-oriented high-density employment uses together with limited complementary retail and higher-density residential development in locations within activity centers where the full range of commercial activities is not desirable.

The proposed development and subsequent use of the property would be consistent with the pertinent development policies outlined in the Marysville Comprehensive Plan, Lakewood Neighborhood Master Plan Area, and the intent of the Marysville Municipal Code, as conditioned herein.

17.2. *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 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.

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

**Staff Comment:** Per Findings 15.2 and 16.4, the proposed development would be beneficial to the public health, safety, and welfare and would be in the public interest as the unit lot subdivision has been designed in accordance with applicable Marysville Municipal Code requirements.

17.4. *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:** Per Finding 12, the proposed development is concurrent; therefore, the Level of Service (LOS), as outlined in the Transportation Element of the Comprehensive Plan, would not be below an acceptable level because of the proposed development.

As conditioned, the development must submit payment for impacts to parks and traffic as part of final approval; therefore, the development is not anticipated to lower the level of service of transportation and/or neighborhood park facilities below the minimum standards established within the comprehensive plan.

17.5. *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

18. **In-House Days.** Pursuant to [MMC 22G.010.010\(3\)\(c\)](#), a decision on this application must be made within 170 calendar days from the date of the letter of completeness. As of the date of this recommendation, the application has been under review by City staff for (44) calendar days

## 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 ***Townhome Unit Lot Subdivision and Associated Minor Site Plan Modification***, subject to the following conditions, superseding the conditions of the Administrative Site Plan Approval (**Exhibit 044**):

1. The preliminary configuration (**Exhibit 052**) shall be the approved unit lot subdivision configuration. The final unit lot 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. The final unit lot 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](#).
2. Unit lots adjacent to 19<sup>th</sup> Avenue NE shall have pedestrian connections to the sidewalk on 19<sup>th</sup> Avenue NE.
3. Unit lots adjacent to 19<sup>th</sup> Avenue NE shall have a façade that is oriented towards 19<sup>th</sup> Avenue NE, with a front entry and architectural features to enhance this elevation.
4. The applicant shall be required to comply with the mitigation measures outlined in the Revised State Environmental Policy Act (SEPA) Mitigated Determination of Non-significance (MDNS) issued on February 14, 2026 (**Exhibit 055**).
5. Prior to civil construction plan approval, the following must be demonstrated and/or provided:
  - 5.1. 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.065.270](#), *Townhouse open Space*.
  - 5.2. The applicant shall demonstrate compliance with required parking, including demonstration that dimensional standards are met for garage parking.
  - 5.3. 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.
6. Prior to recording the final unit lot subdivision, a declaration or restrictive covenants shall be required to be recorded with the Snohomish County Auditor, including provisions which address the following:
  - 6.1. Maintenance of the common areas, drainage system, open space, landscaping and other private improvements within the development.
  - 6.2. Provisions for storage, parking of boats, RVs, non-operable vehicles and similar storage so as not to reduce the proposed parking within the development along with enforcement mechanisms for these provisions.
  - 6.3. If the garage is 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.
  - 6.4. These covenants or restrictions shall be reviewed and approved by the Community Development Department prior to recording.

7. Pursuant to [MMC 22D.030.070\(6\)\(a\)\(ii\)](#), the traffic concurrency determination and the project's impacts and mitigation obligations shall expire upon expiration of the development application. The project is subject to the traffic mitigation obligations as required by the Traffic Concurrency Recommendation (**Exhibit 039**), dated December 19, 2023.
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.
9. The applicant shall submit payment to Lakewood District No. 4 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.
10. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with the Building Design standards outlined in [MMC 22C.065.040](#).
11. 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.
12. 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.

Prepared by: *E. Morgan*

Reviewed by: *A. Gemmer*

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## EXHIBITS

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

### PA23-012 – English Crossing

- |  |   |
|--|---|
| 01) Land Use Application                       | 031) Preliminary Site Plan, Revision 2      |
| 02) Project Narrative                          | 032) Preliminary Civil Plans, Revision 2    |
| 03) Title Report                               | 033) Traffic Impact Analysis, Revision 2    |
| 04) Environmental Checklist                    | 034) Stormwater Report, Revision 2          |
| 05) Critical Areas Report                      | 035) SWPPP, Revision 2                      |
| 06) Critical Areas Determination               | 036) Fire Flow Analysis, Revised            |
| 07) Cultural Resource Information              | 037) Technical Review Comments #3           |
| 08) Geotechnical Report                        | 038) Snohomish County Traffic Offer         |
| 09) Traffic Impact Analysis                    | 039) Concurrency Recommendation             |
| 010) Drainage Report                           | 040) Concurrency Acceptance                 |
| 011) SWPPP                                     | 041) SEPA MDNS                              |
| 012) Fire Flow Analysis                        | 042) Notice of SEPA MDNS                    |
| 013) Building Elevations                       | 043) Affidavit of Publication (SEPA)        |
| 014) Landscape Plan                            | 044) Site Plan Approval                     |
| 015) Preliminary Site Plan                     | 045) Notice of Site Plan Approval           |
| 016) Preliminary Civil Plans                   | 046) RAB Correspondence                     |
| 017) Letter of Completeness                    | 047) Affidavit of Publication (SPA)         |
| 018) Request for Review                        | 048) Site Plan Approval (Duplicate of E044) |
| 019) Notice of Application                     | 049) Settlement Agreement                   |
| 020) Technical Review Comments #1              | 050) Statutory Warranty Deed, ROW to City   |
| 021) 2 <sup>nd</sup> Submittal Response Letter | 051) Minor Revision Project Narrative (ULS) |
| 022) Preliminary Site Plan, Revision 1         | 052) ULS Preliminary Site Plan              |
| 023) Landscape Plan, Revision 1                | 053) Updated Title Report                   |
| 024) Traffic Impact Analysis, Revision 1       | 054) Notice of Application/Public Hearing   |
| 025) SWPPP, Revision 1                         | 055) Revised MDNS                           |
| 026) Stormwater Report, Revision 1             | 056) Affidavit of Publication (NOA/NOPH)    |
| 027) Preliminary Civil Plans, Revision 1       | 057) Staff Recommendation                   |
| 028) Affidavit of Publication (NOA)            |   |
| 029) Technical Review Comments #2              |   |
| 030) 3 <sup>rd</sup> Submittal Response Letter |   |