



**HEARING EXAMINER REGULAR MEETING  
WEDNESDAY, MAY 6, 2026 — 6:00 PM  
501 DELTA AVENUE  
MARYSVILLE, WA 98270**

**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.

To listen to the meeting without providing public comment:

**Join:** <https://teams.microsoft.com/meet/231554537803221?p=3DZomTJCIfSOuOb>

Meeting ID: 231 554 537 803 221

Passcode: zP2iU2XP

**Call to Order**

**Public Hearing**

4828 Townhomes

Staff recommends the Hearing Examiner approve the proposal as conditioned.

**Adjournment**

**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

AGENDA ITEM NO. 1.

**DATE:** May 6, 2026

**SUBMITTED BY:** Emily Morgan, Senior Planner

**PRESENTED BY:** Emily Morgan, Senior Planner

**ITEM TYPE:** Presentation

**AGENDA SECTION:** Public Hearing

**SUBJECT:**  
4828 Townhomes

**SUGGESTED ACTION:**  
Staff recommends the Hearing Examiner approve the proposal as conditioned.

**SUMMARY:**  
A public hearing will be held before the Hearing Examiner to consider the land use proposal of a 31-Townhome Unit Lot Subdivision.

**ATTACHMENTS:**  
Staff Recommendation - PA25-0020



# STAFF RECOMMENDATION UNIT LOT SUBDIVISION

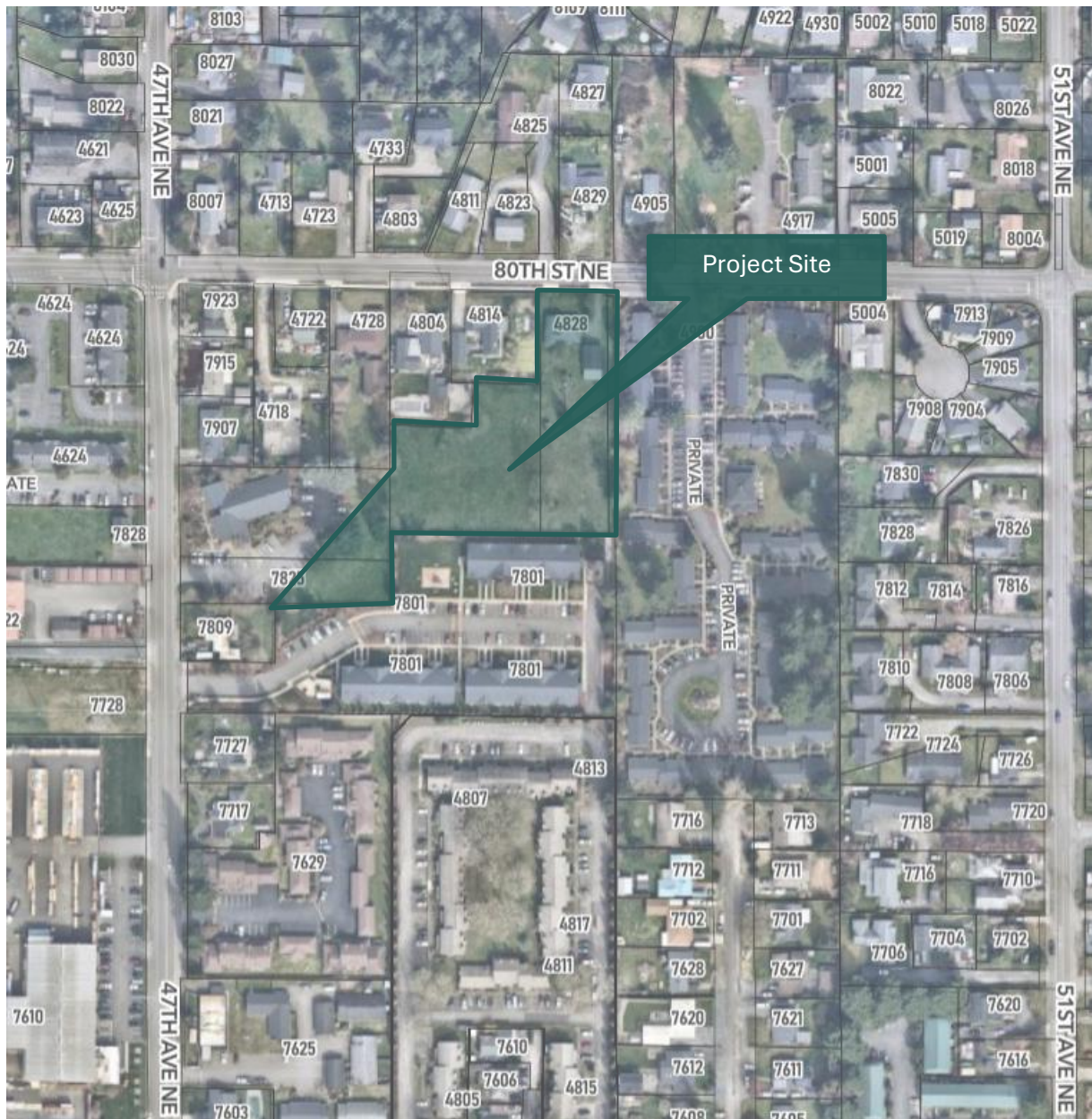
Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270  
Office Hours: Mon - Fri 8:00 AM - 4:30 PM ♦ Phone: (360) 363-8000

PROJECT INFORMATION									
<b>Project Title</b>	4828 Townhomes			<b>Date of Report</b>	April 29, 2026				
<b>File Number</b>	PA25-0020			<b>Exhibits</b>	Public Hearing Exhibits – see Page 11				
<b>Staff Recommendation</b>	Approve the Unit Lot Subdivision for the creation of 31 fee simple townhome lots subject to the Conditions of Approval in the <b>RECOMMENDATION</b> section.								
BACKGROUND SUMMARY									
<b>Owner</b>	Mike Gilbert			<b>Applicant /Agent</b>	Solid Ground Engineers				
<b>Request</b>	The applicant is proposing a Unit Lot Subdivision with State Environmental Policy Act (SEPA) review to construct a 31-unit townhome development with associated site improvements.								
<b>Site Address</b>	4828 80 <sup>th</sup> Street NE			<b>APN(s)</b>	30052100408000, 30052100415300, and 30052100407100				
<b>Acreage (SF)</b>	2.14 acres (93,056 sq. ft.)			<b>Section</b>	21	<b>Township</b>	30N	<b>Range</b>	05E
<b>Comprehensive Plan</b>	Low Density Multiple Family R-12			<b>Zoning</b>			R-12		
<b>Water Supply</b>	<b>Current</b>	<b>Proposed</b>	<b>Sewer Supply</b>	<b>Current</b>		<b>Proposed</b>			
	Marysville	Marysville		Marysville		Marysville			
REVIEWING AGENCIES									
Marysville Departments/Divisions			Local Agencies & Other				County, State & Federal		
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input type="checkbox"/> Police <input type="checkbox"/> Parks <input checked="" type="checkbox"/> PW-Engineering (DS Tech) <input checked="" type="checkbox"/> PW-Engineering (Civil Review) <input checked="" type="checkbox"/> PW-Traffic <input checked="" type="checkbox"/> PW-Operations <input type="checkbox"/> PW-Sanitation <input type="checkbox"/> PW-Streets <input checked="" type="checkbox"/> PW-Storm Water <input checked="" type="checkbox"/> PW-Water Quality			<input type="checkbox"/> Neighboring City, if applicable <input checked="" type="checkbox"/> Marysville SD <input type="checkbox"/> Arlington Airport <input type="checkbox"/> Community Transit <input type="checkbox"/> Olympic Pipeline <input type="checkbox"/> Marysville Historical Society <input type="checkbox"/> Comcast <input checked="" type="checkbox"/> Ziplly <input type="checkbox"/> PSE <input checked="" type="checkbox"/> PUD No. 1 <input checked="" type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Tulalip Tribe				<input type="checkbox"/> USACE <input type="checkbox"/> BNSF <input checked="" type="checkbox"/> DAHP <input checked="" type="checkbox"/> DOE <input type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> WUTC <input checked="" type="checkbox"/> DNR <input type="checkbox"/> SnoCo Health District <input type="checkbox"/> SnoCo PDS <input type="checkbox"/> SnoCo Land Development <input type="checkbox"/> SnoCo Public Works		
ACTION									
<b>Date of Hearing</b>	May 6, 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>	Neighborhood Residential 6.5	NR-6.5	80 <sup>th</sup> Street NE / Single family residential
<b>East</b>	Low Density Multiple Family R-12	R-12	Multifamily apartments
<b>South</b>	Low Density Multiple Family R-12	R-12	Multifamily apartments
<b>West</b>	Low Density Multiple Family R-12	R-12	Single family residential / Dental office

**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 31-unit Townhome Development.
2. **Project History.** An application for the Administrative Site Plan Review for a 31-unit townhome development was filed and deemed complete on September 10, 2025. The application was noticed in accordance with MMC 22G.010.090, and a SEPA MDNS was issued on October 7, 2025 (see Finding 6).

A modification to the application was submitted on December 5, 2025, to amend the townhome development proposal to include fee simple unit lots via Unit Lot Subdivision.

3. **Type of Review.** The project proposes the creation of 10 or more unit lots; therefore, the proposed 31-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](#).
4. **Site Location.** The subject property is located at 4828 80<sup>th</sup> Street NE and is identified as Assessor's Parcel Numbers (APNs) 30052100408000, 30052100415300, and 30052100407100.
5. **Site Description.** The project site is approximately 2.14 acres in size, relatively flat with no noticeable elevation change, and is primarily vegetated with field grass. The site currently contains a single-family residence and outbuildings to be demolished with the development.
6. **SEPA.** As mentioned, a SEPA MDNS was issued on October 7, 2025, for the site plan review of the 31-unit townhome development (**Exhibit 018**). 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 040**) was issued April 6, 2026, with the appeal period ending April 21, 2026; no appeals were received.
7. **Notice of Application.** Public notice of the development application was provided in accordance with [MMC 22G.010.090](#).
8. **Notice of Public Hearing.** The public hearing for the proposed request was advertised in accordance with [MMC 22G.010.110, Notice of public hearing](#). A Notice of Public Hearing was published for an open record public hearing on April 24, 2026.
9. **Public Comments.** During the comment period for the initial SEPA MDNS, the following public comment was received:

- 9.1. **Kam Bradley (4804 80<sup>th</sup> Street NE)** – Concerns that the proposed development is incorrectly mapped/depicted, there will be potential impacts to private property, and lack of privacy – See **Exhibit 042** for the full extent of the comment.

**Staff Response:** The proposed project site was recently part of a Boundary Line Adjustment, and the new property lines have not been updated on the online mapping. Therefore, the proposed project boundaries appear to be different than what is publicly available on GIS. However, according to the title report (**Exhibit 003**), the legal description matches the recorded BLA and appears to be accurately represented on the site plan of record (**Exhibit 038**).

With the site being minimally sloped, large amounts of grading are not anticipated during construction and therefore, should not cause adverse impacts to neighboring lots. Further, while there is a well on site that needs to be decommissioned, the process of decommissioning is

regulated and approved by the Washington Department of Ecology and the Snohomish County Health Department.

Currently, neighboring properties are separated by 6 ft. fencing. With development, the existing fence lines are not anticipated to be disturbed, and as a condition of approval, the perimeter along the northern property lines will be buffered with landscaping. Further, all new structures are required to meet applicable setbacks for the zone. As such, staff does not anticipate that neighboring privacy would be different than what would currently be allowed on the parent lot.

10. **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 (see full comments in **Exhibit 015 and 032**); if the above-referenced reviewing agencies are not listed below, no comments were received:

	Nature of Comment
<b>Public Works, Traffic</b>	<i>Traffic staff reviewed the original project along with the resubmitted materials and issued a Traffic Concurrency Recommendation, dated September 25, 2025, which outlines impact and mitigation obligations for the project.</i>
<b>Public Works, Development Services</b>	<ul style="list-style-type: none"> <li>• <i>Provided information regarding the required improvements, which are to be further reviewed with Civil Plan Review.</i></li> <li>• <i>Formal drainage review will be conducted during Civil Plan Review.</i></li> <li>• <i>All onsite private wells are required to be decommissioned by a certified well driller.</i></li> <li>• <i>Capital improvement fees would be required to be paid prior to issuance of the building permit.</i></li> </ul>
<b>Public Works, Operations</b>	<i>Provided water connection standards and requirements.</i>
<b>Public Works, Surface Water</b>	<i>Provided guidelines for stormwater design and review.</i>
<b>Building Department</b>	<i>Provided requirements for the building permit submittal.</i>
<b>Marysville Fire District</b>	<ul style="list-style-type: none"> <li>• <i>Fire sprinklers are required in all townhome buildings.</i></li> <li>• <i>Access for fire apparatus appears to be acceptable.</i></li> <li>• <i>Proposed fire hydrant location(s) appear to be acceptable.</i></li> </ul>

11. **Critical Areas.** There are no critical areas present on the project site.
12. **Access/Circulation.** Access to the development will be via a 22 ft. wide paved private drive off 80<sup>th</sup> Street NE. Internal private drive aisles are 22 ft. wide with 5 ft. sidewalks.
13. **Traffic Concurrency.** A traffic impact analysis (TIA) was prepared by Kimley-Horn & Associates, Inc, dated August 2025 (**Exhibit 005 & 023**). Per the TIA, the proposed development is anticipated to generate approximately 220.97 new weekday daily trips, 14.66 AM Peak Hour Trips (AMPHTs), and 17.24 new PM Peak Hour Trips (PMPHTs).

The City’s Traffic Engineering Manager reviewed the TIA and issued a written concurrency recommendation dated September 25, 2025 (**Exhibit 014**), 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 September 30, 2025 (**Exhibit 017**).

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

- **Storm Drainage** – Per the Preliminary Drainage Report (**Exhibit 034**), prepared by Solid Ground Engineers, dated March 2026, the project will manage on-site drainage via infiltration through an infiltration gallery located on the southwest portion of the site. Proposed new pollution-generating impervious surfaces (PGIS) will exceed 5,000 SF; therefore, basic water quality treatment will be provided via a water quality treatment structure that treats stormwater runoff prior to infiltration.
- **Water** – The applicant is proposing to connect to the 8 in. ductile iron water main located within 80<sup>th</sup> Street NE and extend on-site through the private drive aisles to serve the development.
- **Sewer** – The applicant is proposing to connect to the 10 in. PVC sewer main located within 80<sup>th</sup> Street NE and extend on-site through the private drive aisles to serve the development.

15. **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:

15.1. *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 unit lot subdivision is for the creation of fee simple townhome lots. Per [MMC 22C.010.060](#), townhomes are permitted outright in the R-12 zone; therefore, the proposed development would comply with this provision.

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

**Staff Comment:** Residential uses are permitted at a base density of 12 dwelling units/lots per acre with the maximum density of 18 dwelling units/lot per acre utilizing Residential Density Incentives (RDI) outlined in MMC 22C.090. The R-12 zone does require projects to meet a minimum density of 8 dwelling units/lots per net acre to ensure compliance with the intent of the multifamily zone. This project proposes a density of 18 units/lots per acre (31 units/1.71 net project acres), which complies with the density allowance.

The applicant has proposed utilizing RDI benefits pursuant to [MMC 22C.090.030](#) to achieve the desired bonus density of 31 units/lots. The base density allowed is 21 units/lots (1.71 net project acres x 12). Therefore, 10 RDI units are required to be provided.

As conditioned, compliance with the RDI standards shall be demonstrated at the time of final unit lot subdivision review.

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

**Staff Comment:** The Comprehensive Plan designation for the subject property is Low Density Multiple-Family. 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.

15.4. *Development Standards.*

**Staff Comment:** The project site is zoned Low Density Multiple-Family (R-12), which encourages multifamily residential, townhomes, and middle housing.

Townhome developments are required to provide 200 sq. ft. of private open space per unit as well as 20 sq. ft. of front entry landscaping. As proposed, each townhome unit will provide a 200 sq. ft. backyard area along with the required front entry landscaping.

The proposed townhome development and subsequent use of the property will comply with the intent of the R-12 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.

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 unit lot 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 unit lot 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 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 15.3.

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 unit lot subdivision and Article V of this chapter, Land Division Requirements, have been evaluated. Compliance with specific zoning regulations is demonstrated in Finding 15.

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:** Per Finding 6, the project was subject to SEPA review. As required by the issued MDNS, the applicant must mitigate for the impact 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.

16.6. **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 all drainage impacts as defined in the City’s drainage codes, and MMC 22G.090, Article V, Land Division Requirements.

16.7. **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.

16.8. **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.

16.9. **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 to provide 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 will be provided. Capital improvement fees are required to be collected for water, sewer, and stormwater.

16.10. **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 does not apply.

17. **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:

17.1. *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.

17.2. *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:** After reviewing the site plan of record (**Exhibit 038**), the proposed development and the parent parcel would satisfy the requirements of this provision.

- 17.3. *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 16.7, 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.

- 17.4. *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 16.2 and 16.7, as conditioned, these provisions would be satisfied.

18. **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:

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

**Staff Comment:** Per Finding 15, the proposed unit lot subdivision is consistent with the comprehensive plan and meets the requirements and intent of the Marysville Municipal Code.

- 18.2. *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.

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

**Staff Comment:** Per Findings 16.2 and 17.4, 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.

- 18.4. *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 13, 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.

- 18.5. *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

19. **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 (77) 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** subject to the below recommended conditions of approval:

1. The preliminary configuration (**Exhibit 038**) 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. To achieve density greater than 12 dwelling units/lots per acre, the applicant shall be required to demonstrate compliance with MMC 22C.090 Residential Density Incentives. All RDI financial contributions shall be paid prior to the final plat being recorded.

If the proposed RDI incentives are not possible to implement, the total number of lots proposed would be reduced accordingly.

3. 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 April 6, 2026 (**Exhibit 040**).
4. Prior to civil construction plan approval, the following must be demonstrated and/or provided:
  - 4.1. 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.010.330](#) *Townhouse Open Space* and [MMC 22.010.290\(8\)\(c\)](#) *Townhome Entrances*.
  - 4.2. The applicant shall demonstrate compliance with required parking, including that dimensional standards are met for garage parking.

5. Pursuant to [MMC 22C.120.140](#), street trees shall be maintained and irrigated by the adjacent property owner. In the event street trees are located on private property, they shall not be removed unless reviewed and approved by the Community Development Department.
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. These covenants or restrictions shall be reviewed and approved by the Community Development Department prior to recording.
7. The applicant shall submit payment to the City of Marysville for park impacts caused by the development pursuant to [MMC 22D.020](#). 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.
8. The applicant shall submit payment to the Marysville School District for school impacts caused by the multi-family development pursuant to [MMC 22D.040](#). 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.
9. Credit for impact fees shall be granted for the existing single-family residence to be removed during development. Impact fee credits shall be given to Lot 1.
10. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with [MMC 22C.010.310](#), *Single-family dwelling and middle housing development standards*.
11. Residential fire sprinklers are required for all townhome structures.
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: *Emily Morgan*

Reviewed by: *Natalie Jacobson*

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## EXHIBITS

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

### [PA25-0020 – 4828 Townhomes](#)

- 01) Land Use Application
- 02) Project Narrative
- 03) Title Report
- 04) Environmental Checklist
- 05) Traffic Impact Analysis
- 06) Geotechnical Report
- 07) Drainage Report
- 08) Landscape Plan
- 09) Preliminary Site Plan
- 010) Preliminary Civil Plans
- 011) Letter of Completeness
- 012) Request for Review
- 013) Notice of Application
- 014) Concurrency Recommendation
- 015) Technical Review Comments 1
- 016) Signed Snohomish County Traffic Offer
- 017) Concurrency Acceptance
- 018) SEPA MDNS
- 019) ULS Revision Resubmittal Letter
- 020) ULS Project Narrative
- 021) Title Report
- 022) Geotechnical Report (Duplicate)
- 023) Traffic Impact Analysis (Duplicate)
- 024) Drainage Report, Revision 1
- 025) EDDS Variance Request
- 026) SWPPP
- 027) Landscape Plan, Revision 1
- 028) Building Elevations
- 029) Preliminary Civil Plans, Revision 1
- 030) Preliminary Site Plan, Revision 1
- 031) ULS Notice of Application
- 032) ULS Technical Review Comments 1
- 033) 2<sup>nd</sup> Resubmittal
- 034) Drainage Report, Revision 2
- 035) EDDS Variance Request, Revision 1
- 036) Landscape Plan, Revision 2
- 037) Preliminary Civil Plans, Revision 2
- 038) Preliminary Site Plan, Revision 2
- 039) EDDS Variance Approval
- 040) Revised SEPA MDNS
- 041) Notice of Public Hearing
- 042) Public Comment, 10.8.2026