



MEMORANDUM

DATE: March 3, 2023
TO: Shane Whitney, Civil Plan Review
FROM: Emily Morgan, Senior Planner
RE: Sunnyside Village Cohousing – *Civil Review 1* - (PA22-042; G23-0004)
CC: Chris Holland, Planning Manager
Ken McIntyre, PE, Assistant City Engineer

The Planning Division has reviewed the revised application materials for the above referenced projects, and has the following comments:

PRIOR TO CIVIL CONSTRUCTION PLAN APPROVAL

1. The applicant/contractor shall be required to adhere to the recommendations of the FINAL Geotechnical Assessment.
2. All trees identified to be retained per Tree Evaluation, prepared by Zsofia Pasztor, dated January 2020, shall be clearly identified on the grading plans with details of protection shown. Prior to any site work, any trees which have been identified for preservation shall be fenced at their driplines.

PRIOR TO GROUND DISTURBING ACTIVITIES

3. The on-site septic system shall be decommissioned in accordance with WAC 246-272A-0300. Documentation demonstrating that the septic system has been decommissioned shall be submitted prior to site grading.
4. Proof of purchase for Skykomish Habitat Wetland Mitigation Bank credits shall be provided to the City of Marysville to mitigate for direct and indirect wetland impacts.
5. All wetland buffer areas shall be temporarily fenced between the construction activity and the buffer area with highly visible and durable protective barrier(s). Said barriers shall be retained during construction to prevent access and sedimentation from disturbed areas from entering the wetland or its buffer.
6. Per MMC 22E.010, an updated report on the status of the potential nest location must be submitted prior to ground disturbing activities to ensure the bald eagle habitat shall be protected pursuant to the Washington State Bald Eagle Protection Rules of WAC 232-12-292.

CIVIL PLAN COMMENTS

7. Illumination. Parking lot illumination shall be provided for all parking lots containing 15 or more parking spaces, and shall comply with the following design standards:

- (i) Parking lot lighting fixtures shall be full cut-off, dark sky rated and mounted no more than 25 feet above the ground, with lower fixtures preferable so as to maintain a human scale;
 - (ii) All fixtures over 15 feet in height shall be fitted with a full cut-off shield;
 - (iii) Pedestrian scale lighting (light fixtures no taller than 15 feet) is encouraged in areas of pedestrian activity. Lighting shall enable pedestrians to identify a face 45 feet away in order to promote safety;
 - (iv) Parking lot lighting shall be designed to provide security lighting to all parking spaces;
 - (v) Lighting shall be shielded in a manner that does not disturb residential uses or pose a hazard to passing traffic. Lighting should not be permitted to trespass onto adjacent private parcels nor shall light source (luminaire) be visible at the property line.
8. Pedestrian pathways that traverse a parking lot or private drive shall be constructed with concrete or other approved decorative surface and must be universally accessible and meet ADA standards.

LANDSCAPE PLAN COMMENTS

- 9. Parking areas are required to be planted with Type L4 landscaping. Confirm the proposed parking area landscaping meets the L4 landscaping standards of MMC 22C.120.110(4)
- 10. Provide details and specs that demonstrate the required trash and recycling enclosure meets the required standards of MMC 22C.010.280(12)(c) and MMC 22C.120.160.
- 11. Provide details that includes the typical design specifics for pedestrian amenities (i.e. benches, picnic tables, planters), if applicable.
- 12. Per MMC 22C.120.040, *all landscaped areas shall be provided with an irrigation system or a readily available water supply with at least one outlet located within 50 feet of all plant material.* Provide an irrigation plan that demonstrates compliance with this provision.

If you have any questions regarding the comments outlined above, please contact me at 360.363.8216, or by e-mail at emorgan@marysvillewa.gov.