



COMMUNITY DEVELOPMENT DEPARTMENT
501 Delta Avenue ♦ Marysville, WA 98270 ♦ (360) 363-8000

July 27, 2023

Brian Kalab
IECO
PO Box 1478
Everett WA 98206

Re: PA23-015 – MSR Tuscany Woods Townhomes – Technical Review 1

Brian,

After preliminary review of the above referenced proposal, the Planning Division has the following comments:

1. Include File Number PA23015 on all future plans and correspondence.

Site Design

2. The proposal includes use of residential density incentives (RDI) in order to obtain eleven (11) bonus units. As noted in the Pre-application comments, and consistent with MMC 22C.090.050(4), fractional dwelling units earned shall be rounded *down*. The density calculation shall be revised rounding fractional units earned down, and additional incentives identified in order to achieve 11 total bonus units needed for 37 townhome units. Please also identify the areas and lineal feet of fencing/landscaping proposed for bonus units.
3. Rear yard setbacks in the R-12 zone are 25 feet. Please revise the rear yard setback for buildings D and E to meet this requirement.
4. Side yard setbacks in the R-12 zone for properties adjacent to R-6.5 zoned properties are 20 feet. Please revise the setbacks for buildings F, G, and H to meet this requirement.
5. The side yard setback for Unit 1 shall be 10 feet, please revise accordingly.
6. Unit 37 shall be oriented towards 84th Street NE, including primary entry and windows, and shall provide a pedestrian path connecting the unit to the public sidewalk. Access for unit 37 shall be from the internal drive.
7. Schedule B of the title report identifies a PUD easement. Please depict all easements on the site plan.
8. Any/all encroachments shall be remedied prior to final approval. Any contested area shall be removed from the total project area and density calculations revised as needed.

Landscape and Open Space

9. [MMC 22C.010.330](#) – Townhouse Open Space. Townhouses and other ground based multi-family residential units with individual exterior entries must provide at least 200 square feet of private open space per dwelling unit adjacent to, and directly accessible from each dwelling unit. This may include private balconies, individual rear yards, landscaped front yards, and covered front porch areas. Exception: Common Open Space designed in accordance with MMC [22C.010.320\(1\)](#) may substitute for up to 50% of each unit's required private or semi-private open space on a square foot per square foot basis. Please provide a plan demonstrating compliance with this requirement. It does not appear that units 28-37 have any private open space.
10. The Horseshoe Court is not easily accessible. MMC 22C.010.320 requires open space to provide usable, accessible, and inviting open space accessible to *all* residents. This area is 'hidden' behind unit 28 and the parking area, and only accessible from one access point, which does not meet the intent.
11. Required setbacks and landscaping shall not be counted towards the common open space.
12. Please provide a revised plan identifying required open space and identify that which is proposed for bonus units.
13. A minimum 5' L4 landscape buffer shall be required between the proposed driveways. As currently designed, this requirement is not being met for units 28-37. Please revise the landscape plan accordingly.
14. A minimum 5' L4 landscape buffer shall be required around the perimeter of the proposed guest parking areas. Please revise the landscape plan accordingly to meet the L4 standards.
15. Townhomes and all other multifamily dwelling units with private exterior ground-floor entries shall provide at least 20 square feet of landscaping adjacent to the entry. This is particularly important for units where the primary entrance is next to private garages off an interior access road. Such landscaping areas soften the appearance of the building and highlight individual entries. Please identify this area on the landscape plan in order to demonstrate compliance.
16. Turf is required in the planter strips along the interior access road. The landscape plan shows groundcover and shrubs. Please revise landscape plan accordingly.
17. Please indicate whether units are proposed to utilize individual garbage and recycle totes. If not, please indicate where collection bins will be located.

Building Design Standards

18. Compliance with the following sections of MMC 22C.065.040 are expected to be conditions of approval and will be reviewed once building permits are submitted.

MMC 22C.065.040(6): Building Design – Human Scale Standards

MMC 22C.065.040 (7): Building Design – Architectural Scale.

MMC 22C.065.040 (8): Building Design – Entrances.

MMC 22C.065.040 (9): Building Design – Details.

MMC 22C.065.040 (10): Window Design for Residential Uses.

MMC 22C.065.040 (11): Building Materials.

MMC 22C.065.040 (12): Blank Walls.

This is expected to be a condition of approval.

Enclosed are copies of comments received from other City departments, and reviewing agencies. Revised application materials must be accompanied with a written response detailing how each of the items outlined above and attached hereto have been addressed, and what sheet the change(s) can be found on.

After you have had an opportunity to review, please let me know what technical review comments you need clarification on, or reach out to a particular staff person. If you have any questions, please do not hesitate to contact me at 360.363.8215, or by e-mail at ahess@marysvillewa.gov.

Sincerely,

Amy Hess

Amy Hess
Senior Planner

ecc: Chris Holland, Planning Manager



MARYSVILLE
WASHINGTON

PUBLIC WORKS DEPARTMENT
80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX

MEMORANDUM

To: Amy Hess, Senior Planner

From: Kacey Simon, Civil Plan Reviewer

RE: MSR Tuscany Woods Townhomes, File# PA23-015
Proposed 37-unit townhome development, utilizing Residential Density Incentives to achieve 11 bonus units, and associated improvements. Access proposed from 84th Street NE.
4407 84th Street NE & Parcel #30052100105200

Date: 7/24/2023

The following comments are offered after review of the above referenced application.

1. **Existing utilities:**

Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project.

- a. The 6" cast iron water main will need to be upsized to an 8" along the project's frontage.

2. **Drainage:** All projects in the city of Marysville must comply with requirements stipulated under the MMC 14.15.040 and 14.15.050.

- a. Stormwater drainage: The city has adopted the 2019 Ecology Manual. Projects above the 2,000 square feet threshold must comply with requirements stipulated in Volume I, Chapter 2 of the Stormwater Management Manual for Western Washington.
- b. A geotechnical report has been provided. Wet weather monitoring shall be required for proper infiltration rates. If less than 5 feet of separation exists to the seasonal high water table, a mounding analysis will be required. The mounding analysis shall be performed during the wet season also.
- c. The maximum allowed impervious surface coverage for the Zoning designation is 70%.

Standard Comments:

3. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.

4. Trench restoration is to be completed in accordance with section 3-703 of the EDDS. A full lane or full street overlay may be required.
5. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.
6. A right of way use permit for all work proposed within City right of way is required. Cost for the ROW permit is \$250.00. ROW permit fees must be paid before right of way permit issuance.
7. The applicant is responsible for identifying any existing well or septic systems on site or on adjacent properties. If there are any existing septic systems on site they need to be decommissioned based on the Snohomish Health District standards. If there are any wells on site they need to be decommissioned based on Department of Ecology standards.
8. Engineering construction plan review fees will be due prior to release of approved civil construction plans.
Engineering construction plan review per MMC 22G.030.020:
Residential = \$250.00 per lot or unit (for duplex or condominium projects),
\$2000.00 minimum for first two reviews, \$120.00/hour for each subsequent review.
Multiple residential/commercial/industrial = \$250.00 base fee + \$135.00 per hour.
9. Engineering construction inspection fees will be due prior to project final or building final whichever comes first.
Engineering construction inspection fees per MMC 22G.030.020:
Residential = \$250.00 per lot/unit (for duplex or condominium projects),
\$2000.00 minimum
Multiple residential/commercial/industrial = \$250.00 base fee + \$135.00 per hour.
Bond administration fee = \$20.00/lot or unit, with a minimum amount being \$250.00
10. **All civil construction plan submittals are to be routed directly to Kacey Simon, Civil Plan Reviewer.** The first *civil construction* plan submittal is to consist of a plan set, a copy of the drainage report, and a copy of the geotechnical report. **Once the documents are ready to be submitted, we will provide you a link to where the materials can be uploaded to.**
 - a. Review timing:
 - i. First review = 5 weeks
 - ii. Second review = 3 weeks
 - iii. Third review = 3 week
 - iv. Subsequent reviews will be 3 weeks.
11. Please be advised these comments are in reference to specific items and do not imply a full review of the proposed application. Additional comments which may change the design requirements will be provided during the civil construction plan review process.

If you have additional questions regarding the above comments, please contact me at ksimon@marysvillewa.gov or at (360) 363-8280.

cc: Ken McIntyre, PE, Assistant City Engineer

Amy Hess

From: LYNN MOCK <lynnmock@comcast.net>
Sent: Tuesday, July 25, 2023 10:02 AM
To: Amy Hess
Subject: [External!] Development: Tuscany Woods

External Email Warning! Use caution before clicking links or opening attachments.

I live on 84th Street near the proposed 37 unit townhouses. My biggest concern is the traffic on our street. With each new development in the area we get more traffic. We have a 25 mile per hour speed limit but few people follow that. During the school year the children have to walk to pinewood from west of the development. Will there be an exit to 88th Street? That would certainly help. I see some streets in the area have installed speed bumps and maybe that might also help. I am unable to attend the hearing but would like to know what decisions will be.

Thank you

Lynn Mock
4508 84th Street NE
Marysville WA 98270
lynnmock@comcast.net



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Amy Hess – Senior Planner

FROM: Jesse Hannahs, P.E. – Traffic Engineering Manager

DATE: July 25, 2023

SUBJECT: PA 23-015 – MSR Tuscany Woods

I have reviewed the Site Plan for the proposed MSR Tuscany Woods at 4407 84th ST NE and have the following comments:

- 1) Traffic impact fees will be required from the City and depending on trip generation/distribution, may be required from the County and State.
- 2) A Traffic Impact Analysis (TIA) will be required.
 - a. TIA is acceptable.
- 3) Undergrounding of overhead utilities along frontage shall be required.
- 4) Frontage improvements shall be required upon 84th ST NE frontage.
 - a. Roadway cross-section shall be 60' ROW two lane roadway with parallel parking on both sides.
 1. Site specific roadway cross-section with dimensions of existing and proposed components/lane designations shall be included upon plans to verify that development project providing for ultimate roadway.
- 5) Per EDDS 3-506, street lighting will be required.
 - a. Street Lighting upon public residential streets shall be PUD installed fiberglass pole installation type street lighting.
 - i. Street shall be designed as collector arterial utilizing 100 watt equivalent LED fixtures.
 - ii. Spacing of fixtures should be approximately 180'-220'.
 - iii. As part of civil construction approval proposed PUD street lighting locations will be provided by the City to the developer for submission to PUD and incorporation into the PUD site electrical plans.
 1. Identify on Site/Civil Plans, location of existing PUD street lights upon existing wood poles and identify whether poles/street lights to remain or be undergrounded in order to assist in identifying additional street lights potentially required/not required.
 - iv. Snohomish County PUD Process:
 1. For residential plats, contact PUD Plats via email at plats@snopud.com and include a PUD Plats application to begin Snohomish PUD process.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

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2. For specific questions regarding street lighting, contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or wehaugen@snopud.com for more information.



Marysville Fire District

YOUR RISK PREVENTION TEAM
1094 Cedar Avenue, Marysville WA 98270

Phone (360) 363-8500
Fax (360) 659-1382

To: Brian Kalab, Insight Engineering Co.
From: Don McGhee, Assistant Fire Marshal
Date: July 17, 2023
Subject: PA23-015 4407 84th St. Tuscany Woods Townhomes

I have completed a review of the plans for this project proposing development of a 2.76-acre site for MF use with townhomes. Eight buildings are shown totaling 37 units. The building height and construction type is not shown.

Proposed hydrant locations within the site are acceptable. All townhomes will require 13D sprinkler systems. 26' road width through the site is acceptable.

Additional comments related to fire code compliance for this project are noted below:

1. The project shall comply with current fire code requirements (2018 IFC) including WA State and local City of Marysville amendments to the fire code, city design standards, and applicable NFPA standards, including IFC Chapter 33 and NFPA 241 construction codes.
2. Any fire code required construction permits (IFC section 105.7) are obtained through Marysville Community Development at 501 Delta Avenue.
3. It is the developer's responsibility to see that adequate water for fire protection is attainable. The minimum required fire flow is determined using IFC Appendix B, and depends upon building sizes, construction types, and sprinkler systems. Proof of fire flow will be required. Documentation/certification of available water supplies for providing the required fire flows is required for final approval of the water system for this project and prior to building construction. Check with the city Public Works Dept. for water system information.
4. The minimum required fire flow for hydrants protecting MF buildings is 1,500 gpm.
5. Maximum hydrant spacing for the proposed use is 300' apart.
6. Fire hydrants with approved water supply must be in service prior to building construction.
7. Fire hydrants shall comply with city Water Design Standard 2-060 Hydrants, including 5" Storz fittings, with blue reflective hydrant markers to be provided in the roadways, located four inches off the centerline on the hydrant side of the road.
8. For townhomes where NFPA 13D residential fire sprinklers are required in each unit the developer should install a water service for each unit per city Standard Plan 2-090-001 Full 3/4" x 1" Meter Service. Under this plan a 1" tap is made at the water main and 1" piping is run to the 1" meter setter. If in the end a 3/4" water meter will suffice then all that is required is to install two reducer bushings with the 3/4" water meter. A single service tap should be used where sprinklers are required, not a double service installation.

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9. Access planned appears adequate for fire apparatus. Access of 26' wide is shown on the plan. A minimum 26 feet wide fire apparatus access is required in the immediate vicinity of any building more than 30 feet in height for ladder truck operations, and within 20 feet on both sides of fire hydrants.
10. Access planned appears adequate for aerial fire apparatus access. Access of 26' wide is shown on the plan. A minimum 26' wide fire apparatus access is required in the immediate vicinity of any building more than 30' in height for ladder truck operations, with the near edge of the access located within 15'-30' of the building, positioned parallel to one entire side of the building (MMC 9.04.503.1.4).
11. An adequate access route for fire apparatus must be in service prior to any building construction.
12. If vehicle impact protection is deemed required for protection of any equipment it shall comply with IFC Section 312. Guard posts (bollards) are typically required for protection of gas piping, electrical equipment, fire protection piping and hydrants located where they could be subject to vehicle damage.
13. All parts of building exteriors should be accessible for firefighting by an approved route around the building, and be within 150 feet of a minimum 20' wide fire apparatus access.
14. A minimum 5' wide side access and 10' rear access is required for MF dwellings.
15. The city address committee will determine road names and address numbers.
16. The drive aisle be posted "NO PARKING – FIRE LANE" to maintain unobstructed emergency access. This will be also shown on the approved civil plan to identify the required fire lane.

We Care About You!



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Amy Hess, Senior Planner

FROM: Ryan Carney, Surface Water Inspector

DATE: 7/19/2023

SUBJECT: PA23-015 Tuscany Woods TH

1. The City has adopted the 2019 Stormwater Management Manual for Western Washington.

(UIC rules apply to infiltration trenches, see Volume I chapter 4 UIC Program. Contact the Department of Ecology for permitting information.)

2. For residential projects triggering minimum requirements #6 Runoff Treatment and #7 Flow Control, the stormwater facility lot will be dedicated to the City. The HOA will receive an easement to maintain the landscaping on the exterior of the lot. This policy may be modified depending on facility design. The City will take operation and maintenance responsibility for residential stormwater facilities built for minimum requirements #6 Runoff Treatment and #7 Flow Control, the dedication method will depend on final design.
3. Please show maintenance access lids of stormwater facility on landscaping plans.
4. Please discuss the Stormtech design with Engineering. These proprietary systems are allowed on a case by case basis.

If you have questions regarding these comments, please contact me at 360-363-8140 or rcarney@marysvillewa.gov.

cc: Matt Eyer, Storm/Sewer Supervisor

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



Memorandum

To: Amy Hess
From: Billy Gilbert, Water Quality Lead
Subject: PA23015 MSR Tuscany Woods
Date: July 18, 2023

In response to your request for review of the above project, please note the following items.

- Plumbing system is subject to applicable requirements of MMC Chapter 14.10 “Water Supply Cross-Connections” and WAC 246-290-490.
- A Double Check Detector Assembly (DCDA) is required for any non-flow through fire line that is connected to the city’s water system.
- A Reduced Pressure Backflow Assembly (RPBA) is required immediately downstream of any irrigation meter and in an above ground hotbox if a chemical/fertilizer injection system is installed. If the irrigation system is not chemically injected, a DCVA is sufficient for this application. The DCVA may be installed in an in-ground meter type box or vault. In accordance with Design Standards 2-15-001
- On-site inspections are to be performed by the City of Marysville Cross Connection Control Specialist at rough-in and final. 48 hours’ notice is required, prior to inspection.
- Testing of all backflow prevention assemblies, by a Washington State Certified Backflow Assembly Tester, is required prior to occupancy use per MMC 14.10.120. Test report shall be forwarded to the City of Marysville Water Quality Office, prior to occupancy.

Any questions regarding these comments, and scheduling for onsite inspections should be directed to Krista Gessner 360-363-8141 crossconnection@marysvillewa.gov

MEMORANDUM

Date: **July 13, 2023**

PA23-015

To: **Amy Hess, Senior Planner**

From: **Michael Snook, Building Official**

Re: **Project Name:** MSR Tuscany Woods Townhomes

Applicant: MSR Communities 5, LLC

Proposal: Proposed 37-unit townhome development, utilizing Residential Density Incentives to achieve 11 bonus units, and associated improvements. Access proposed from 84th Street NE. Applicant requesting State Environmental Policy Act (SEPA) Review.

Address: 4407 84th Street NE

In response to your request for review of the above project. Please see requirements below:

1. Applicant shall comply with any and or all provisions the 2018 Edition of the International Building, Residential, Mechanical, 2018 Uniform Plumbing Codes, and current Washington State Amendments, or 2021 International Codes and Uniform Plumbing code if submitted after October 29, 2023
2. All plans and permit applications will be required to be submitted electronically as part of their submittal process. One (1) complete set of building plans, structural calculations, and 2018 Washington State Energy Code work sheets. 2021 Washington State Energy Codes required if submitted after October 29, 2023.
3. Contact our office if you have questions in regards to permit applications, checklists and/or handouts that you and/or your design team will be preparing plans for on your project.
4. If any demolition of structures is proposed, a demo permit will be required for the removal of any structures. Please contact the Building Division at 360-363-8100, to ask any specific questions. An asbestos report may be required for each demo permit.
5. Separate permits will be required for any proposed rockeries or underground storm vaults. One (1) complete set of building plans, structural calculations, site plan, and Geotech Report are to be submitted for review.
6. A grading permit will be required. A Geotechnical report shall be submitted to the City for this project. This is to be an in-depth report to address the following:
 - Soil Classification
 - Required Drainage Systems
 - Soil Compaction Requirements
 - Type of Footings, Foundations, and Slabs Allowed
 - Erosion Control Requirements
 - Retaining Walls
 - Fill and Grade
 - Final Grade

Please provide the below information in regards to this overall project the 2018 International Building requirements:

1. The building structure will be required to be designed under the 2018 IBC, Chapter 16, and Structural Design Requirements. Or, 2021 IBC if submitted after October 29, 2023. The seismic zone criteria is to be established under the guidelines of a Washington State Licensed Architect and/or Structural Engineer.

2. Please provide scaled floor plans with square footage.
3. Show on the plans the type of building materials proposed, and if required, what type of fire-resistant construction will be required.
4. Site plan is to show the distance from the proposed structure to the property lines, from all sides of the building.
5. A Fire Sprinkler system will be required. The applicant is to verify this requirement with the Fire Marshal's Office.
6. All Electrical installations are to be permitted, inspected and approved through the City. The current code is NEC 2020 with WCEC Amendments. A separate application, plans, and plan review will be required.
7. Special Inspection may be required. The list of the type of inspections shall be indicated on the plans by the Engineer of Record. The owner is to notify the City of the registered special inspection agency prior to permit issuance.
8. **Building application for plan review will be approximately 4-6 weeks for first-time plan review comments.**

We look forward to your project coming to our City!

If I may be of any further assistance, please feel free to contact me.

Michael Snook, Building Official, 360-363-8210 or msnook@marysvillewa.gov during office hours 7:30 am – 4:00 pm, Monday through Friday.