March 20, 2024

City of Marysville
Community Development
ATTN: Jesse Hannahs, PE – Traffic Engineering Manager
80 Columbia Avenue
Marysville, WA 98270

Project Name / File No.:	Cornelius Lacey PRD / PA23-026
Applicant:	KM Capital, LLC
Site Address:	8310 East Sunnyside School Road, 4427 83rd Ave NE
Review:	Applicant's Response to Concurrency Determination

Dear Jesse,

This letter serves as the Applicant's formal response to the Concurrency Recommendation from Jesse Hannahs, Traffic Engineering Manager dated March 20, 2024. The Applicant has reviewed the eight (8) recommended conditions with Mr. Hannahs's letter listed below and accepts the recommended conditions as outlined.

1. The applicant shall be required to dedicate public right-of-way in order to accommodate frontage improvements on 83rd Avenue NE and the proposed internal plat roads, in accordance with MMC 12.02A.110(1)(c), Dedication of Road right-of-way – Required setbacks. Right-of-way widths and required dedication shall be determined by the City Engineer.

2. The applicant shall be required to construct frontage improvements along the new internal roads, prior to final plat approval. Roadway improvements, channelization, site access, and lighting plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.

3. The applicant shall be required to construct 85th Avenue NE, identified as Road B, of at least 20 feet of pavement, consistent with City of Marysville Design Guidelines and Engineering Design and development Standard (EDDS) Standard Plan 3-202-002. Roadway improvements, channelization, site access, and lighting plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.

4. The applicant shall be required to construct a portion of 44th Street NE, identified as Road A, as determined by the City Engineer, consistent with City of Marysville Design Guidelines and Engineering Design and Development Standard (EDDS) Standard Plan 3-201-004. Roadway improvements, channelization, site access, and lighting plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.

5. The applicant shall be required to construct frontage improvements upon 83rd Ave NE consistent with City of Marysville Design Guidelines and Engineering Design and Development Standard (EDDS) Standard Plan 3-201-004. Roadway improvements, channelization, site

access, and lighting plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.

6. The joint use autocourts (tracts 993, 994, 995, 996, 997, and 998) shall be constructed with scored concrete, paving bocks, bricks, or other ornamental pavers to clearly indicate that the entire surface is intended for pedestrians as well as vehicles, as outlined in the EDDS. A detail of the surfacing of the autocourts will be required to be provided on the civil construction plans and approved by the City Engineer.

7. In order to mitigate impacts upon the future capacity of the road system, the applicant shall be required to submit payment to the City of Marysville, on a proportionate share cost of the future capacity improvements as set forth in MMC 22D.030.070(3), for the development. Traffic impact fees shall be vested at a rate of $6,300.00, per PMPHT. The traffic impacts fees for this proposal are estimated to be $403,200.00 (67 PMPHT- 3 PMPHT for Existing SFRs = 64; 64 x $6300 = $403,200.00).

8. Based on Section 7.2 of the TIA and comments received from Snohomish County Public Works, the proposed development would not impact any Snohomish County capital improvement projects with more than three directional P< peak-hour trips' therefore, the payment of Snohomish County traffic mitigation fees shall not be required for the proposed development.

If you have any further questions, please contact me at (425) 231-2718

Respectfully,

KM Capital, LLC

By: Land Pro Group, Inc., Applicant Representative

By: Mark Villwock, VP Land Development Operations