

April 18, 2023

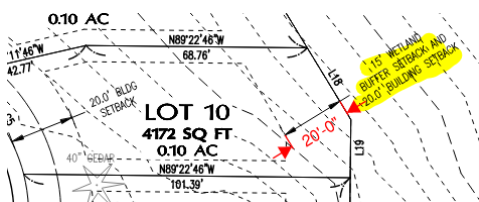
Sound Development Group, LLC
Tammy Zempel
1111 Cleveland Ave. Suite 202
Mount Vernon WA 98273

Re: PA23-004 – Gamlam Subdivision – Technical Review 1

Dear Tammy,

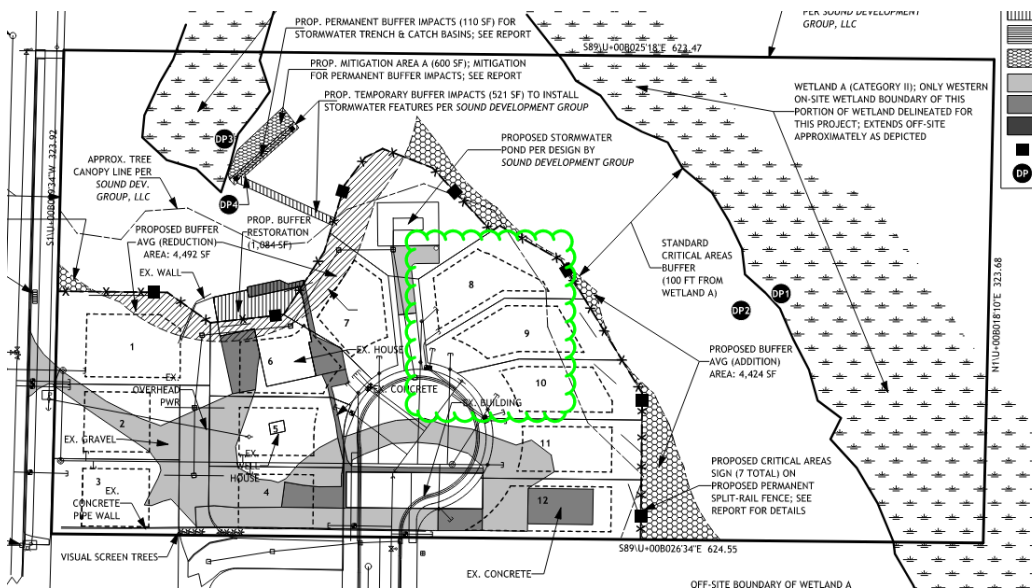
After preliminary review of the above referenced proposal, the Planning Division has the following comments:

1. Include File Number PA23-004 on all future correspondence, in addition to all site, civil and landscape plans.
2. Please clearly delineate the wetland buffer (use bold or differing line weight/type) on the plat map. It should **not** be the same line weight/type as lot lines. Also see comments from Washington Department of Fish and Wildlife.
3. The note '15' Wetland Buffer Setback and 20' Building Setback' shown highlighted below, is confusing as it is shown as the same measurement; please remove.



4. Lot 9 does not appear to meet the minimum lot width of 40 feet. Lot width is the horizontal distance between the side lot lines measured on a line intersecting at right angles the line of the lot depth 30 feet from the front lot line. Please revise lot 9 to meet the minimum lot width.
5. The Geotechnical Report is labeled as 'Draft' in multiple locations. Please provide a final Geotechnical Report with the next submittal.
 - 5.1. Once a final Geotechnical Report is submitted, it will be reviewed and additional comments may be provided.
6. Amend civil plans to add the top and the base elevations for any/all retaining walls.

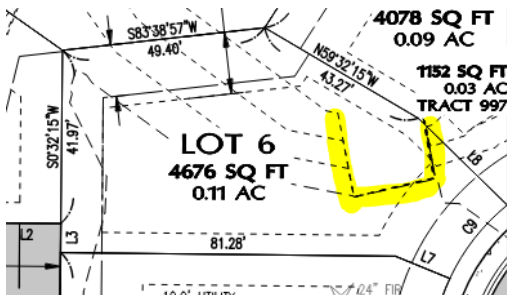
9. Consistent with MMC 22E.010.090(10), as well as comments received from Department of Ecology, Storm water management facilities, such as biofiltration swales and dispersion facilities, may be located within the outer 25 percent of wetland buffers only if they will have no negative effect on the functions and purpose the buffers serve for the wetland or on the hydrologic conditions, hydrophytic vegetation, and substrate characteristics necessary to support existing and designated beneficial uses. The proposed infiltration trench is very close to the wetland boundary, will within the buffer. Please relocate the facility to be wholly within the outer 25% of the buffer.
10. All portions of individual lot spreaders shall be fully on the private lots. Additionally, these facilities shall be set back 10 feet from property lines (reduction to 5-foot setback on a case by case basis).
11. Please include building setback lines on all civil plan sheets.
12. Consistent with MMC 22E.010.360, utilizing on-site density transfer for critical areas, the bulk and dimensional standards of the next higher zoning classification may be utilized. This proposal may use the R-8 Bulk and Dimensional standards, as outlined in [MMC 22C.010.080](#).
13. Before the City can issue approval of the critical area report and mitigation plan, Wetlands & Wildlife, Inc. shall conduct two (2) additional test pits in the area indicated below and provide an addendum to the report dated February 15, 2023



14. With application, an EDDS variance was proposed to allow relief from complying with EDDS 3-208(A)(1) which would prohibit a dead end alley.

The proposed variance has not yet been formally approved. Additional information on approval and any conditions will be forthcoming. It is anticipated that automatic sprinkler systems will be required on lots 1-3. Any lots requiring sprinklers shall require 1" meter-setters, which will need to be specified for those lots.
15. A final landscape plan shall be required to be approved, prior to civil construction plan approval, and designed to comply with the applicable provisions outlined in [MMC Chapter 22C.120, Landscaping and Screening](#). **Specifically, please ensure the Landscaping Plan includes:**

- 15.1. Detailed planting plan for Open Space Tract 998.
 - 15.2. Detailed mitigation planting plan and buffer enhancement plan, including species and quantities.
 - 15.3. Stormwater management facilities required landscape buffer; Type L5 buffer, 5 feet wide.
 - 15.4. Details of split rail fence and NGPA signage, as required by [MMC 22E.010.370](#).
 - 15.5. Street trees and associated details in accordance with [MMC 22C.120.140](#).
12. Tract 999 shall be placed in a Native Growth Protection Area Easement. Dedication and maintenance language shall be placed on the final plat map.
13. Prior to recording the **Plat map**, dedication and maintenance obligations of tracts 996, and 997 shall be provided and approved by the City. Said language shall be required to be placed on the final plat map.
14. What does the line highlighted below on lot 6 represent? Please review and revise accordingly.



15. The following are the impact fees that apply to this project:

Impact Fee Type	Impact Fee Rate
Traffic	\$6,300 per SFR
Parks	\$1,825 per SFR
Schools (Lake Stevens)	\$11,434 per SFR

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. Once received I can set up a conference meeting with all of the applicable city and agency representatives, if needed. 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

Senior Planner

Amy Hess

From: Gresham, Doug (ECY) <DGRE461@ECY.WA.GOV>
Sent: Wednesday, April 12, 2023 10:06 AM
To: Amy Hess
Subject: [External!] Gamlam Subdivision (PA23004)

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

Amy,
I have reviewed the preliminary plat for the Gamlam subdivision to determine if any wetland or buffer impacts will occur. It appears that this residential development will avoid impacting the Category II wetland and buffer averaging will be used to mitigate for buffer reduction.

However, I am concerned that the stormwater dispersion trench will be located near the wetland boundary. We recommend that stormwater outfalls be located outside of the buffer or at least in the outer 25% of the buffer. This allows vegetation to slow down the runoff so it infiltrates into the ground. When the outfall is located this close to the wetland it can cause erosion.

Doug Gresham, Wetland Specialist
Washington State Department of Ecology
PO Box 330316
Shoreline, WA 98133-9716
Cell: (425) 429-1846
Email: Doug.Gresham@ecy.wa.gov



Amy Hess

From: DFW R4Cplanning <R4Cplanning@dfw.wa.gov>
Sent: Friday, April 14, 2023 3:55 PM
To: Amy Hess
Cc: Lakey, Kirk A (DFW)
Subject: [External!] PA23004

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hi Amy,

I was not sent notice of this development. Is there a reason for this? Just curious! Nevertheless, thank you for the opportunity for WDFW to comment on this housing development. Our comments below are mostly for clarity:

- There was no SEPA checklist included in the materials in the public folder on the Marysville website. Was ecology notified of this project?
- The map labeled '1-plat' does not incorporate exact wetland buffer distances. On this plan, the buffers are labeled 'existing wetland buffer width varies per critical areas report'. Is there a reason why this distance isn't depicted accurately on site plans where construction design is outlined? It's outlined through the critical areas report map, but I'm not seeing it outlined where construction drawings are involved.

WDFW is available to provide more information if needed. Thank you for the opportunity to comment, and if you have any questions, feel free to reach out to me!

All the best,

Morgan Krueger
Habitat Biologist 2
Washington Dept. of Fish and Wildlife
Central District, Region 4
Cell : 206-707-5434



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Amy Hess, Senior Planner

FROM: Brad Zahnow, Development Services Technician

DATE: April 6, 2023

SUBJECT: PA23-004 Gamlam Subdivision
5811 87th Avenue NE
APN: 00590700001900

Residential Utility Capital Improvement Fees

Capital utility fees are assessed in accordance with the attached rate sheet. The “City” rates will be applicable to this project.

Recovery (Latecomer) Fees

No recovery fees are applicable to this project.

Utility Main Fees

No utility main fees are applicable to this project.

ULID/LID Fees

No ULID/LID fees are applicable to this project.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



UTILITY CAPITAL IMPROVEMENT CHARGES - 2023

MMC Section 14.07.010 - Marysville Ord. Nos. 2607 & 2670 - Effective 1-1-2006
 Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270
 (360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Monday - Friday 7:30 AM - 4:00 PM

RESIDENTIAL UNITS

Type of Connection		Water		Sewer	
		City	Outside City	City	Outside City
Residential DU*	Eff 1/1/06	\$4,750/du	\$5,490/du	\$4,490/du	\$4,890/du
Inspection		Plumb permit varies	Plumb permit	\$100	\$100
Admin/Filing Fee		\$20	\$20	\$20	\$20

*Dwelling unit includes single-family, multi-unit housing, apts, condos, manufactured homes and mobile homes.
 Main fees or latecomer fees may apply, depending on location.

Type of Connection		Water		Sewer	
		City	Outside City	City	Outside City
Hotel/Motel	Eff 1/1/06	\$1,816/rm	\$2,099/rm	\$1,717/rm	\$1,870/rm
RV Park Pads	Eff 1/1/06	\$2,375/pad	\$2,745/pad	\$2,245/pad	\$2,445/pad

COMMERCIAL / INDUSTRIAL

WATER

Gallons per Minute	City	Outside City
0 – 2000 gpm	\$1.64 / square foot (bldg)	\$1.99 / square foot (bldg)
2001 – 4000 gpm	\$2.40 / sf	\$2.87 / sf
4001+ gpm	\$3.16 / sf	\$3.80 / sf
Warehouse/Storage (Ord No. 3026, Eff 7/15/16)	\$0.48 / sf	\$0.65 / sf
Warehouse/Storage with fire sprinklers	\$0.36 / sf	\$0.49 / sf

SEWER

Type of Use	City	Outside City
Retail Sales/Manufacturing/ Churches/Schools/Day Care	\$1.03 / square foot (bldg)	\$1.24 / square foot (bldg)
Offices/Medical/Dental/Nursing Homes and all other uses not listed	\$1.67 / sf	\$2.00 / sf
Warehouses/Storage	\$0.49 / sf	\$0.65 / sf
Restaurants/Taverns/Esspresso	\$2.38 / sf	\$2.86 / sf
Schools without kitchens	\$0.77 / sf	\$0.93 / sf

SURFACE WATER / STORM DRAINAGE

Surface water capital fee – Eff 1/1/11	Residential - \$95/du	Commercial - \$95/3200sf of imp surface
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METER SERVICES

Meter Size	Tapping Fee	Meter Drop Fee
5/8" x 3/4"	\$1,050	\$500
3/4" x 3/4"	\$1,075	\$525
1"	\$1,200	\$560
1.5"	\$1,600	\$750
2"	\$1,900 min	\$850
3", 4", 6", 8"	Time and Material - \$3,500 min + \$1K/inch	Included in tapping fee

Fire sprinkler systems may require a larger meter for adequate fire flow – consult your designer.

All non-residential water services, including fire sprinkler systems and irrigation systems, require a backflow prevention assembly to be installed immediately downstream of the water meter. Contact the city's cross connection control specialist at (360) 363-8100 to determine the type of assembly required.



Marysville Fire District

YOUR RISK PREVENTION TEAM
1094 Cedar Avenue, Marysville WA 98270

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

To: Tammy Zempel, Sound Development Group
From: Don McGhee, Assistant Fire Marshal
Date: April 3, 2023
Subject: PA23-004 Gamlam Plat 5811 87th Ave NE

I have completed a review of the plans for this project proposing development of a 4.64-acre site for SFH use with a 12-lot subdivision. Plans show access to lots 4-12 by a 30' ROW roadway off 88th Ave NE with 50'R cul-de-sac turnaround. All lots have direct access from the new roadway except lots 1,2,and 3 that have access by a shared alley 20' wide 200' long.

Plans do not show any proposed water main extension or fire hydrants. Lots 1, 2, and 3 will require fire sprinklers due to access. One hydrant will be required at the southeast corner of lot 4

The City GIS water map shows no existing water main or fire hydrants in this area. No information about available fire flow is provided for this area.

Comments related to fire code compliance for this project are noted below.

1. The project shall comply with the current fire code requirements (2018 IFC) including WA State and local City of Marysville amendments to the fire code. Any fire code required construction permits (IFC section 105.7) are obtained through Marysville Community Development at 501 Delta Avenue.
2. Fire marshal approval of fire access and fire hydrant/water supply systems is required and will be part of the civil construction plan review and approval process for this project.
3. Water main extension with approved fire hydrants will be required.
4. 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.
5. The minimum required fire flow for hydrants protecting SFR dwellings is 1,000 gpm (with 20-psi minimum residual pressure) for dwellings not exceeding 3,600 square feet in size.
6. Fire hydrants shall be provided in approved locations. Fire hydrants on an approved water main extension are required within the site for this development. Provide water main extensions with hydrants along the new roadways and at all road intersections in approved locations, with maximum spacing of 600 feet apart. Fire hydrants with approved water supply must be in service prior to building construction.

We Care About You!

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. Fire hydrant coverage shall be provided along all roads and at intersections. *“Fire hydrants meeting city specifications shall be installed on all extensions of the city water system at the time such extensions are constructed. All hydrants shall be owned and maintained by the city. The location and frequency of fire hydrants shall be specified by the city utility department and fire department; provided, that fire hydrants in single-family residential zones shall be spaced not more than 600 feet apart” (MMC 14.03.050).* The location of fire hydrants requires fire marshal approval on civil construction plans.
9. The lot 1, 2, and 3 shared alley should be paved 20’ wide and be posted “NO PARKING FIRE LANE” to maintain unobstructed emergency access. Please show required signage on the civil plans.
10. Future homes to be constructed may require residential sprinkler installation for a number of reasons, including: if homes are three or more stories tall, if fire flow from hydrants does not meet fire code requirements, if there are access deficiencies, over 3600 sf or if any part of homes is further than 200’ from the public road ROW.

We Care About You!

Amy Hess

From: Summerset, Monica <Monica.Summerset@co.snohomish.wa.us>
Sent: Monday, April 10, 2023 7:39 AM
To: Amy Hess
Subject: [External!] SNOHOMISH COUNTY COMMENTS / Gamlam Subdivision PA23004
Attachments: Generic Offer Form for All Developments in the Unincorporated County.pdf

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

Hello Amy,

The county received the city's request to review Gamlam Subdivision PA23004.
If the development is subject to SEPA, then mitigation under the county/city interlocal agreement is required.

The applicant has two options for determining the development's proportionate share mitigation.
The applicant may (1) prepare a comprehensive traffic study to determine the development's proportionate share impact to the county adopted capacity improvements or (2) the applicant may have its proportionate share impact mitigation based on its average impact to County facilities as described in exhibit 2 of the ILA.

If option 1 is chosen, a comprehensive traffic study is needed consistent with the attached checklist.
If option 2 is chosen, the mitigation can be calculated based on \$/new ADT impacting the county road system.

The county requests mitigation based on one of the two options identified above.
A written offer is required for either option chosen and an offer form is attached for the applicant's use.

Please return the completed form to Contact.pwCMS@snoco.org.
Thank you for the opportunity to review this proposal.

Monica Summerset | *Land Development Analyst, Associate*
[Snohomish County Public Works](#)
3000 Rockefeller Ave, M/S 607 | Everett, WA 98201
425-262-2860 | Contact.pwCMS@snoco.org

NOTICE: All emails, and attachments, sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56)

Traffic Mitigation Offer to a City by a Development in the Unincorporated County

The applicant completes part one and submits it to the County with a completed City traffic worksheet. The County completes part two and sends it to the City. The City completes part three and sends it back to the County.

Part One to be completed by Applicant

Name of the City to which this Offer is being made: _____																													
Basic Development Information Name of Proposed Development _____ County Project File Number (if known) _____ Name of Applicant _____ Address of Applicant _____																													
Proportionate Share Calculation: Choose Option A or B <input type="checkbox"/> Option A: Based on a percentage of the City's adopted impact fee (attach traffic worksheet.) 1. The applicable percentage of the City's fee: _____% 2. Net New Units or Trips Generated: _____ 3. The adopted City impact fee rate for this development: _____ \$ per _____ 4. Total Proportionate Share Amount: \$ _____ <input type="checkbox"/> Option B: Based on a comprehensive traffic study (attach traffic worksheet and traffic study) _____ No road improvements are impacted. Hence, proportionate share amount is zero (\$0). _____ The following road improvements are impacted. The calculation of proportionate shares is summarized below. <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;">List by Names/Description the Impacted City Projects (attach other pages if necessary)</th> <th style="width: 10%;">City Project ID#</th> <th style="width: 15%;">PHTs Impacting Project</th> <th style="width: 15%;">Capacity Cost per PHT</th> <th style="width: 20%;">Proportionate Share Obligation per Impacted Project</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2.</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>3.</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">4. Total Proportionate Share Amount (sum of obligations for each impacted project)</td> <td>\$ _____</td> </tr> </tbody> </table>					List by Names/Description the Impacted City Projects (attach other pages if necessary)	City Project ID#	PHTs Impacting Project	Capacity Cost per PHT	Proportionate Share Obligation per Impacted Project	1.					2.					3.					4. Total Proportionate Share Amount (sum of obligations for each impacted project)				\$ _____
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1.																													
2.																													
3.																													
4. Total Proportionate Share Amount (sum of obligations for each impacted project)				\$ _____																									
<input type="checkbox"/> Trip Distribution and Assignment if required If required, attach AM and PM peak-hour trip distribution and assignment. Attach traffic worksheet showing whether or not AM and PM peak-hour trip distribution is required and traffic study.																													
<input type="checkbox"/> Mitigation of Other Impacts if required Mitigation of Impacts on Level of Service _____ No impact or not applicable _____ Mitigation as described in attached traffic study. Mitigation of Impacts on Documented Safety Problem Locations _____ No impact or not applicable _____ Mitigation as described in attached traffic study. Mitigation of Impacts on Access or Circulation _____ No impact or not applicable _____ Mitigation as described in attached traffic study. Frontage Improvements, Right of Way, and Access Point Requirements _____ No impact or not applicable _____ Mitigation as described in attached traffic study.																													
<input type="checkbox"/> Written Offer The Applicant hereby voluntarily agrees to pay the total proportionate share amount shown above for impacts of the proposed development on the capacity of City of _____ streets and provide mitigation of all other impacts as indicated above and described in attached documents. BY: _____ Date: _____ Signature by Authorized Official of Applicant or Authorized Representative Print Name and Title _____																													
<i>Instructions to Applicant.</i> Submit this Offer, a completed county traffic worksheet, and any other attachments to the County with your initial application.																													

Part Two: To be completed by the County

Receipt of Written Offer and attachments by County and routing to City

Name of Proposed Development _____
 County Project File Number _____
 Date Received _____
 County Staffer Assigned to Project _____
 Address _____
 Phone _____

Instructions to County. Send this offer and all attachments to City. Send copy to staffer shown above.

BY: _____
 _____ Date: _____
 Initialed by County Staffer Print Name and Title

Part Three: To be completed by City

Receipt of Offer and attachments by City and routing back to County

Name of Proposed Development _____
 County Project File Number _____
 Received by: _____
 _____ Date: _____
 Initialed by City Staffer Print Name and Title

City Mitigation Request to County

The City of _____ has reviewed the traffic study worksheet and mitigation offer submitted by the applicant and has determined as follows:

The City requests that the County impose the mitigation offered above as a condition of approval for the Development. The City agrees to accept changes in the mitigation payment amount shown above resulting from TDM or lot-yield adjustments approved by the County.

The City requests that the County require additional supplemental information to adequately evaluate the proposed development's impacts.

The information requested is shown in the notes below.

By: _____ Date: _____

 Signature by Authorized City Staffer Print Name and Title

Routing Back to County

Instructions to City Send this offer and all attachments to the County Staffer shown in Part Two above.

Sent by: _____
 _____ Date: _____
 Initialed by City Staffer Print Name and Title

Notes



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Amy Hess, Senior Planner

FROM: Brooke Ensor, NPDES Coordinator

DATE: 4/11/2023

SUBJECT: PA23-004 Gamlam Subdivision

1. The City has adopted the 2019 Stormwater Management Manual for Western Washington.
2. For residential projects triggering minimum requirements #6 Runoff Treatment and #7 Flow Control, the stormwater facility lot will be dedicated to the HOA when there are park amenities or substantial landscaping elements. The HOA will be required to maintain the landscaping. The City will receive an easement to maintain the hard infrastructure and inspect and operate the facility.
3. Is the stormwater facility a pond or bioretention? Please provide details and a planting plan with civil plan submittal.
4. Please move the dispersion trench closer to the facility and within Tract 998. Typical maintenance activities are not allowed in critical areas tracts.
5. The catch basin alignment from tract 996 to the facility is not ideal. As the grade will allow please minimize the number of catch basins that are located on private lots.

If you have questions regarding these comments, please contact me at 360-363-8288 or ensor@marysvillewa.gov.

cc: Matt Eyer, Storm/Sewer Supervisor

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Amy Hess, Associate Planner

FROM: Kim Bryant, Water Operations Supervisor
Tim King, Utility Construction Lead II
Ryan Keefe, Water Operations Lead II

DATE: April 4th, 2023

SUBJECT: Gamlam Subdivision, PA23004

Public Works Operations has reviewed the Gamlam Subdivision submittal and has the following comments:

1. Utilities not shown, will comment when shown.

If the applicant has any questions about these comments, I can be contacted at (360) 363-8163 or kbryant@marysvillewa.gov.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

MEMORANDUM

To: Amy Hess, Senior Planner

From: Shane Whitney, Civil Plan Reviewer

RE: Gamlam Plat, File# PA23-004
12 Lot Subdivision
5811 87th Ave NE

Date: 4/18/2023

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

1. **Existing utilities:**
 - a. Sanitary sewer: The manhole within 88th Ave is shown on record drawing RD318. There is an existing 8 inch stub to the property from 87th Ave, it is shown on record drawing RD343.
 - b. Water: The water main within 88th Ave is shown on record drawing RD318.
 - c. Storm: The storm drain within 88th is also shown on record drawing RD318.
2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project.
 - a. Sewer and water mains currently front the project on 87th Ave NE, no extensions are necessary.
 - b. Storm drainage will need to be installed for the improvements along 87th Ave. NE.
3. **Frontage Improvements:** Frontage improvements are required per MMC 12.02A.090 on all projects. Frontage improvements are described as curbs, gutters, and sidewalks; underground storm drainage facilities; patching the street from its preexisting edge to the new curb line; and overlayment of the existing public street to its centerline.
 - a. 87th Ave NE is an arterial and is to be constructed per standard detail drawing SP3-201-008 with a 12 multi-use path, curb and gutter and the planter strip.
 - b. 88th will need to match the improvements of the subdivision to the south. Standard plan 3-202-002 is the reference.
4. **Dedication Requirements:**
 - a. 88th Ave NE will require a 50 foot right of way.

- b. The cul-de-sac requires a 50 foot radius for dedication.
 - c. It does not appear that additional right-of-way is needed for 87th Ave. NE.
5. **Access:**
- a. No direct lot access is permitted to 87th Ave NE as it is an arterial (EDDS 3-301). None is shown.
 - b. The minimum width of a residential driveway is 12-feet and the maximum is 26-feet. Curb cuts shall be limited to a 20 foot maximum.
 - c. The new road shall be constructed to SP 3-202-002.
 - d. The cul-de-sac shall be in accordance with SP 3-207-001.
 - e. The engineering variance for the extension of the alley to serve as access to lots 1, 2, and 3 will be approved. The Assistant City Engineer will send the approved variance once hes completed it.
6. **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. The project must demonstrate compliance with all 9 minimum requirements. In the next submittal the following revisions will be necessary to ensure compliance with the required standards.
 - i. A basin map for the pre and post developed conditions will be necessary.
 - ii. Verify that the downstream slope from the dispersion trenches do not exceed 15%.
 - iii. I could not tell if the new sidewalk along 87th Ave was accounted for or not in the drainage calculations.
 - b. The maximum allowed impervious surface coverage for the Zoning designation is 50%.

Other Comments:

- 7. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.
- 8. 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.
- 9. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.
- 10. The water meters shown on 87th Ave will need to be moved to the backside of the sidewalk.
- 11. I noticed that sewer cleanouts are shown behind the sidewalk around the cul-de-sac. When we can get a straight shot into the lot we just need a cleanout just before the house.
- 12. 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.

13. 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.
14. 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.
15. 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
16. **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.
17. 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, Development Services Manager

cc: Chris Holland, Planning Manger
John Gamlam, Property Owner



MEMORANDUM

TO: Amy Hess, Senior Planner

FROM: Jesse Birchman, Transportation & Parks Maintenance Manager

DATE: April 20, 2023

SUBJECT: PA 23-004 Gamlam Subdivision, 12/29/22 Traffic Analysis Review

The following comments are providing following review of the provided materials for the proposed Gamlam Subdivision located at 5811 87th Ave NE.

1. Based on the proposed quantity of single-family homes, a Traffic Impact Analysis (TIA) would be required. Based on the vehicular trip generation estimate and their likely distribution, the submitted TIA satisfied this analysis requirement.
2. The weekday PM peak hour vehicular trip generation rate used in the analysis is greater than the currently published ITE Trip Generation Manual (11th Ed.) rate of 0.94 per single-family dwelling unit. The currently published rate and trips rounded shall be rounded to the nearest 1 decimal point when used for the TIF calculation.
3. Traffic Impact Fees (TIF) are required. Fees otherwise required by Snohomish County and State are not required the trip generation and distribution.
 - a. Marysville's current TIF rate is \$6,300 per weekday PM peak hour residential vehicle trip. Note that the City is beginning an effort to update the Transportation Element of the Comprehensive Plan and related updates the TIF program. This rate is likely to change in 2024 or 2025.
4. The follow roadway section frontage improvements are required.
 - a. Roadway Frontages
 - i. Grove Street – A Collector Arterial with 60' ROW & shared-use path (EDDS Std. Plan 3-201-008)
 - ii. Extension of 88th Ave NE – Local Access Street with 50' ROW (EDDS Std. Plan 3-202-002)
 - iii. For the cul-de-sac, see EDDS Std. Plan 3-207-001
 - iv. Alley within Tract 996 – EDDS Std. Plan 3-208-001
 - b. Wired utilities along roadways shall be located underground (MMC 22G.090.710). Electrical wires shall be located in conduit.
 - c. Street Lights
 - i. Street Lighting along 87th Ave NE shall be decorative consistent with EDDS Std. Plan 3-506-001. A lighting level analysis shall satisfy EDDS 3-506.

1. It appears that one (1) street light will be necessary at approximately the northern property line to Lot 3 based on existing spacing along 87th Ave NE. The required lighting analysis will confirm whether a second light may be required along this frontage.
- ii. Street Lighting along the extension of 88th Ave NE shall be a PUD installed fiberglass pole designed as collector arterial utilizing 100 watt equivalent LED fixtures. Spacing of fixtures is typically 180'-220'.
 1. One (1) light is required in the cul-de-sac when spaced from the existing light to the south, and should be located approximately at the Lot 5 and Lot 6 shared property line.
 2. Contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or wehaugen@snopud.com for more information.
- d. Signs & pavement markings
 - i. One (1) "No Parking in Cul-De-Sac" sign shall be installed at the entrances to the cul-de-sac.