



PUBLIC WORKS DEPARTMENT  
501 Delta Avenue □ Marysville, WA 98270  
(360) 363-8100

August 2, 2023

John Gamlam  
127 Skyline Dr.  
Edmonds WA 98026

Re: Gamlam Subdivision – *Concurrency Recommendation*  
PA23004

Dear Mr. Gamlam,

The project known as Gamlam Subdivision proposes construction of twelve (12) single family lots, and construction of associated improvements, located at 5811 87<sup>th</sup> Avenue NE, Assessor Parcel Number 00590700001900. According to the Traffic Impact Analysis (TIA), prepared by Kimley Horn, dated December 29, 2022, the proposed development would generate the following Average Daily Trips (ADT) and PM peak hour trips (PMPHT):

Land Use Code	New Units	ADT	Credit	PMPHT
210 – Single-family	12	103.73	1 PMPHT	11

Based on our review of existing conditions, as well as other applicable supplemental information submitted with the application, and on file with the City, the following impacts and mitigation obligations are recommended for Gamlam Subdivision:

1. 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. Credit for one (1) single-family residence shall be given for the existing single-family residence. The Gamlam subdivision will have 12 new single-family units. Traffic impact fees shall be vested at a rate of \$6,300, per single-family residence. The traffic impact fees for this proposal is estimated to be \$69,300.00. Calculation: (11 units x \$6,300 per unit = 69,300).
2. The applicant shall be required to dedicate public right-of-way in order to accommodate 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.
3. The applicant shall be required to construct frontage improvements along internal plat roads and 87<sup>th</sup> Avenue NE, prior to final plat approval. Roadway improvements, channelization, site access and lighting plans will be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
4. Applicant shall improve the intersection of Tract 996 and the existing alley to the south to a full hammerhead turn-around configuration and sprinklers shall be installed in lots 1, 2, and 3.

Marysville Municipal Code (MMC) 22D.030.070(1)(d), requires an applicant to make a written proposal for mitigation of a development's traffic impacts to the Public Works Director, or designee, prior to finalizing a concurrency determination and conditions of approval. If you have any questions, regarding the developments impacts and recommended mitigation obligations outlined above, please contact Amy Hess, Senior Planner, at [ahess@marysvillewa.gov](mailto:ahess@marysvillewa.gov) or by phone at 360.363.8215.

Sincerely,

A handwritten signature in blue ink, appearing to read 'JH', with a long horizontal flourish extending to the right.

Jesse Hannahs  
Traffic Engineer

cc: Max Phan, PE, PW Director  
Jeff Laycock, PE, City Engineer  
Haylie Miller, CD Director  
Chris Holland, Planning Manager