



September 26, 2023

Tom Abbott
20210 142nd Ave. NE
Woodinville WA 98072

Re: PA22-044 – Olympic Vista PRD – First Final Plat Review
4128 Sunnyside Blvd. APN 29050300102200

Dear Tom,

After review of the above referenced proposal, the Planning Division has the following comment(s):

1. Please be aware that these comments are provided prior to having all items required for a complete review of the final subdivision (i.e. final approval of civil construction, as-builts, bills of sale, etc.); therefore, comments may change and/or additional comments may be added as additional information is provided. The final subdivision cannot be approved until all conditions of approval and plat construction items have been completed.
2. It appears that the total amount of open space has been reduced from the amount shown on prior plat maps. In order to utilize Residential Density Incentive (RDI) 7e, open space in excess of what is required by the PRD code must be provided and calculated to a full unit (fractional units cannot be rounded up). The PRD code requires 15% of the net project area to be established as open space. Please provide calculations that demonstrate one full bonus unit is earned with the amount of open space being provided in excess of what the PRD code requires.
3. The legal description on the final map does not match what is on the title report and does not describe the project property. Please revise so the legal description on the map matches the description in the title report.
4. Please revise the building setback line on the west side of lot 1 to 10 feet.
5. Please depict lot corner monuments on all lots, as required by MMC 22G.090.780(2).
6. Please add the following after the second paragraph of the dedication:

That said dedication to the public shall in no way be construed to permit a right of direct access to 59th Drive from lots numbered 1 or 23 nor shall the city of Marysville or any other local governmental agency ever be required to grant a permit to build or construct an access of approach to said street from said lots.
7. Please add a restriction that traffic impact fees, in the amount of \$6,300.00 shall be paid prior to final building inspection being granted.
8. Please add a restriction prohibiting the establishment of Accessory Dwelling Units (ADU's) within the PRD.
9. Please add a restriction for the covenants, conditions and restrictions that includes a line for the Auditor's file number to be entered.

10. Please add the following restriction:

In order to obtain the density shown for the PRD/BSP, the project's developer installed perimeter, quality sight obscuring fencing along the north and south boundaries of the plat. Said fencing shall be continuously maintained in good condition, consistent with the approved plan. Fencing that is in disrepair must be replaced to match existing fencing or as otherwise approved by the Community Development Department.

11. Please add the following restrictions:

No further subdivision of any lot without resubmitting for formal plat procedure.

The sale of lease of less than a whole lot in any subdivision platted and filed under Title 22 of the Marysville Municipal Code is expressly prohibited except in compliance with Title 22 of the Marysville Municipal Code.

12. Prior to final PRD approval, the applicant shall submit to the City for its approval, covenants, deed restrictions, homeowners' association bylaws, and other documents providing for preservation and maintenance of all common open space, parking areas, walkways, landscaping, signs, lights, roads, and community facilities consistent with MMC Section 22G.080.120. All common areas and facilities shall be continuously maintained at a minimum standard at least equal to that required by the City, and shall be approved by the City at the time of initial occupancy. Said restrictive covenants shall also include provisions to address parking enforcement and a statement from a private attorney as the adequacy of the covenants to fulfill the requirement of the PRD.

13. Any existing on-site sewage system(s) should have been abandoned by having the septic tank(s) pumped by a certified pumper, then having the top of the tank removed or destroyed and filling the void (WAC 246-272A-0300). Documentation demonstrating completion of this work shall be submitted prior to final PRD/BSP approval.

14. Please provide a letter from the project engineer to verify that final project grading has been completed consistent with the approved grading plans; that all recommendations outlined in the Geotechnical Assessment and subsequent amendments have been followed; and that all fill has been properly placed.

15. Please see comments below from Surface Water Department.

Tract 999 is proposed for water quality and to be planted with turf grass. From a functionality standpoint that should be fine. I am a little concerned that tract 999 won't be differentiated from the lot 1 yard at all. That lot doesn't really have a side yard, so the owner will probably think that grass is their lawn. Plus the HOA or lot 1 will be required to mow it, just like a park over a big vault. So it will look and feel like their yard, but they can't actually make any changes.

Language for tract maintenance and usage shall be included in the CC&R's, and the tract shall be clearly delineated from Lot 1.

Enclosed are copies of comments received from other City departments and reviewing agencies. Any additional comments received will be forwarded to you. 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

ecc: Chris Holland, Planning Manger
Joe Long, Keystone Land LLC



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Amy Hess, Senior Planner

FROM: Ryan Carney, Surface Water Inspector

DATE: 9/21/2023

SUBJECT: PA22-044 Olympic Vista

1. Please change dedication language for Tract 998 to the following:

TRACT 998, together with drainage and detention facilities, is hereby granted to The Olympic Vista Homeowner's Association (HOA) upon recording of this Plat, subject to both an emergency and routine maintenance easement granted and conveyed to the City of Marysville. Ownership and exterior maintenance of said tract consistent with the City of Marysville code shall be the responsibility of the HOA. Use of said tract is restricted to that specified in the approved final plat. The HOA and the owners of all lots within the subdivision shall comply with those City of Marysville regulations and conditions of final subdivision approval specified on the plat. In the event the HOA should be dissolved then each lot shall have an equal and undivided ownership interest in the tract. In the event that the City of Marysville shall be required to make changes to drainage or detention facilities, City rights shall be primary and hold precedence over the rights reserved by the HOA. The City may take all such acts as are reasonably required to preserve, protect, and maintain these improvements.

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



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Amy Hess, Senior Planner

FROM: Brad Zahnow, Development Services Technician

DATE: September 15, 2023

SUBJECT: PA22-044 Olympic Vista PRD
Final plat review of 44 lot plat
4128 Sunnyside Blvd
APN: 29050300102200

Lot Closures

Lot closure calculations have been performed by J.R. Meier, PLS of Pacific Coast Surveys, Inc. Documents appear to be complete and accurate. Responsibility for accuracy lies with the PLS.

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