



February 14, 2024

Tom Abbott
Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

Re: Serenity Trails Subdivision – PA24-001 – Technical Review 1
3209 83rd Ave NE – APN(s) 00590700028500

Dear Tom,

After preliminary review of the above referenced proposal, the following comment(s) are provided:

CITY OF MARYSVILLE COMMUNITY DEVELOPMENT – PLANNING

Emily Morgan, Senior Planner
360.363.8216 | emorgan@marysvillewa.gov

SUBDIVISION COMMENTS

1. Include File Number PA24-001 on all future correspondence, in addition to all site, civil and landscape plans.
2. Based on the application materials, RDI Benefit 7c is proposed. However, perimeter fencing must be accompanied with at least 6 ft. in landscaping. Please demonstrate how this provision would be satisfied.
3. With the exception of Lot 5, all lots would be required to meet the development provision of [MMC 22C.010.310](#) for *Small lot single-family dwelling development standards*.
4. Per MMC 22G.090.580, a 6 ft. sight obscuring fence shall be required if: during grading plan review, the existing grade will be increased by a 2 ft. or greater vertical grade change and the grade increase causes the new lots be at a higher elevation than the abutting property.
5. Please determine whether the new lots (including the stormwater tract) along the south property line of this development would be higher than the abutting lots of the Enclave South at Whiskey Ridge. If so, please demonstrate compliance with the provision by adding the required 6 ft. fence to the proposed plans.

LANDSCAPE PLAN COMMENTS

Prior to civil construction plan approval, a detailed landscape plan depicting all the applicable elements outline in MMC 22C.120 and MMC 22G.090.570 shall be approved. **Based on a cursory review of the proposed landscaping plan, staff has the following comments:**

6. Significant trees, which include evergreen trees eight inches in diameter or greater and/or deciduous trees 12 inches in diameter or greater measured four and one-half feet above grade, shall be retained as follows:

- 6.1. Perimeter landscaped areas that do not constitute a safety hazard shall be retained.
- 6.2. To provide the best protection for significant trees during the construction stage, the applicant shall install a temporary, five-foot-high, orange clearing limits construction fence in a line generally corresponding to the dripline of any significant tree(s) to be retained. All such fencing shall be installed and inspected by the community development department prior to commencement of site work.
7. To ensure compatibility with the neighboring Boulder Heights development (North), please include the use of Pyramidal European Hornbeams for proposed street trees.
8. Stormwater management facilities are required to have a 5ft. L5 landscape buffer. Planting areas may incorporate no more than 30 percent deciduous plantings due to maintenance and pond performance constraints. Please provide confirmation that the proposed planted buffer would meet this standard.

Enclosed are the review comments received from other departments and agencies. 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 360.363.8216, or by e-mail at emorgan@marysvillewa.gov.

Sincerely,

Emily Morgan

Emily Morgan
Senior Planner



MARYSVILLE
WASHINGTON

MARYSVILLE CIVIC CAMPUS
501 Delta ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX

MEMORANDUM

To: Emily Morgan, Senior Planner

From: Kacey Simon, Civil Plan Reviewer

RE: Serenity Trails Subdivision, File# PA24-001

The applicant is proposing a 14-lot subdivision of approximately 2.07 acres. Drainage is proposed via an open stormwater detention pond with vertical cast-in-place sides. Proposed access to Lots 1-10 would be from 32nd Pl NE (Boulder Heights - PA21-048) with access to Lots 11-14 proposed from 32nd St NE (Enclave South @ WR - PA 21-028).
3208 83rd Ave NE & Parcel # 00590700028500

Date: 1/31/2024

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

1. **Existing utilities:**

- a. Sanitary sewer: An 8” sewer main is currently located along “Road A” through Boulder Heights and can be found on record drawing RD487. There is also an 8” sewer main located along 84th DR NE and RD461.
- b. Water: An 8” ductile iron water main is currently located along “Road A” through Boulder Heights and can be found on record drawing RD487. There is also an 8” ductile iron water main located along 84th DR NE and RD461.
- c. Storm: 12” storm is also located along “Road A” through Boulder Heights and can be found on record drawing RD487. There is also a 12” storm line located along 84th DR NE and can be found on RD461.

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

- a. All utilities currently front the project frontage but water will need to be extended to the east from 84th DR NE to the property line to the east.

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. Frontage improvements will be required along 83rd Ave NE to be built compliant with SP 3-201-004 with a 6’ sidewalk.

4. **Dedication Requirements:**
 - a. It appears that 83rd Ave NE will require an additional 10' of right-of-way to be dedicated.

5. **Access:**
 - a. The remainder of 32nd PL NE will need to be constructed in accordance with SP 3-202-002.
 - b. The remainder of 32nd ST NE will need to be constructed in accordance with SP 3-202-002.
 - c. 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.
 - d. Elbow intersections per SP 3-209-002 are allowable on local access streets only and are subject to intersection spacing requirements established under section 3-209 of the EDDS.

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. Projects above the 2,000 square feet and/ or 5,000 square feet threshold must comply with requirements stipulated in Volume I of the Stormwater Management Manual for Western Washington.
 - b. The maximum allowed impervious surface coverage for the Zoning designation is 70%.

Standard 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. Fire flow will need to be completed prior to 1st civil plan review and submitted with 1st civil plan review.

9. 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.

10. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.

11. A right of way use permit for all work proposed within City right of way is required. Cost for the ROW permit is \$648.00. ROW permit fees must be paid before right of way permit issuance.

12. 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.

13. Please refer to MMC 22G.030.020 for applicable plan review and construction inspection fees.
14. **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 completed grading permit application, 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.
15. 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: Josh King, PE, Engineering Services Manager



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Emily Morgan – Senior Planner

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

DATE: February 9, 2024

SUBJECT: PA 24-001 – Serenity Trails

I have reviewed the Site Plan for the proposed Serenity Trails at the 3209 83rd Ave 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 approvable except that Trip Generation is updated to 14 PM Peak Hour Trips per below comment.
 - b. TIA should follow City guidelines to be provided.
 - i. Single family homes Trip Generation shall be 1 PM peak Hour trip per unit consistent with development of Traffic Impact Fee (TIF) calculations.
- 3) Undergrounding of existing overhead utilities along frontage of 83rd Ave NE shall be required.
- 4) Per EDDS 3-506, street lighting will be required.
 - a. Street Lighting upon 83rd Ave NE and within residential area shall be PUD installed fiberglass pole installation type street lighting.
 - b. Roadways:
 - i. 83rd Ave NE lighting shall be designed as minor arterial/residential utilizing 200 watt equivalent LED fixtures.
 - ii. New residential streets shall be designed as neighborhood collector/residential utilizing 100 watt equivalent LED fixtures.
 - c. Spacing of fixtures should be approximately 180'-220'.
 - d. 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.
 - e. Contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or for more information regarding PUD design.
- 5) Per EDDS 3-204, 3-211, 3-212, etc. sight distance analysis should be required of intersections with both new and existing roadways. Sight distance analysis will be required with civil design submittals.
- 6) A signing and channelization plan shall be required as part of civil construction plans.
 - a. To the extent feasible, 83rd Ave NE Channelization shall be installed per the ultimate roadway cross-section.
 - b. Signing:

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

- i. 32nd PL NE:
 - 1. Dead End sign upon entry into development.
 - 2. Speed Limit 20 mph sign 50'100' following entry into development.
 - 3. No Parking (symbol) in Cul-De-Sac prior to entry into cul-de-sac.
- ii. 32nd ST NE:
 - 1. No Parking (symbol) with arrows signs on outside of 90 degree corner approximately 15' prior to/after curve.



MARYSVILLE FIRE DISTRICT
REGIONAL FIRE AUTHORITY
Fire Marshal's Office

1635 Grove St. Marysville, WA 98270 - (360) 363-8500
MFInspectors@MFDRA.org - www.marysvillefiredistrict.org



To: Emily Morgan, Senior Planner
From: Brian Merkley, Deputy Fire Marshal
Date: February 1, 2024
Subject: PA24-001 ~ Serenity Trails (FKA Feizbakhsh) ~ 3208 83rd Ave NE

I have completed a review of the plans for this project proposing development of a 2.07-acre site for residential development for a proposed 14-lot single family subdivision. This plan appears to be formerly known as Feizbakhsh PRD. Note: the 30 lot Jensen PRD borders this proposal to the south.

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

1. GENERAL INFORMATION:

- a. 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 all applicable NFPA standards, including IFC Chapter 33 and NFPA 241 construction codes.
- b. Fire marshal approval of fire access and fire hydrant/water supply systems is required as part of the civil construction plan review and approval process.

2. WATER RELATED:

- a. **Lots 11, 12, 13, and 14 will require 13D fire sprinklers due to single point access from 83rd Ave NE per MMC 9.04.503.1.5 Exception 1.**
- b. **Lot 5 will also require a 13D fire sprinkler due to distance from ROW per EDDS 2-060.D.12.**
- c. 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. *No fire flow information provided at this time.*
- d. 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.
- e. 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 SF in size.
- f. The minimum required fire flow for dwellings exceeding 3,600 SF is 1,500 gpm.
- g. Maximum hydrant spacing for the proposed SF use is 600 ft. *Plan show 2 hydrants on 32nd Pl NE in acceptable locations. GIS shows another hydrant located along 84th Dr NE which would serve lots 11-14.*

- h. 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.
- i. Fire hydrants shall be provided in approved locations. Fire hydrants on an approved water main extension are required within the site for this development.
- j. 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.
- k. Fire hydrants with approved water supply must be in service prior to building construction.
- l. 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).
- m. The location of fire hydrants requires fire marshal approval on civil construction plans.
- n. 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 any part of homes is further than 200' from the public road ROW with no hydrant provided on-site, or to mitigate access deficiencies.
- o. Where residential fire sprinklers may be required the developer should install a water service per 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.

3. ACCESS RELATED:

- a. An adequate access route for fire apparatus must be in service prior to any building construction.
- b. Access for firefighting operations along all sides of all buildings is required. A minimum 5' wide access is required for SF dwellings. 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.
- c. "**NO PARKING - FIRE LANE**" signs are required on both sides of all roads that are 26 feet wide or less. The signage shall be identified on the approved Civil Plans. (MMC 9.04.101, 2018 IFC Appendix D103.6.1)
- d. The city address committee will determine road names and address numbers for the lots.

MEMORANDUM

Date: **January 24, 2024**

PA24-001

To: **Emily Morgan, Senior Planner**

From: **Michael Snook, Building Official**

Re: **Project Name:** Serenity Trails Subdivision

Applicant: Joe Long, Keystone Land LLC/Tom Abbott, Solid Ground Engineering

Proposal: The applicant is proposing a 14-lot subdivision of approximately 2.07 acres. Drainage is proposed via an open storm water detention pond with vertical cast-in-place sides. Proposed access to Lots 1-10 would be from 32nd Pl NE (Boulder Heights - PA21-048) with access to Lots 11-14 proposed from 32nd St NE (Enclave South @ WR - PA 21-028).

Address: 3208 83rd Ave 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 March 15, 2024
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 March 15, 2024.
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, and you are unsure if permit/s will be required for the removal of any existing structures. Please contact the Building Division at 360-363-8100, to ask any specific questions. An asbestos report will 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 March 15, 2024. 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 may 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 2023 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.

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.

February 7, 2024

Emily Morgan
 City of Marysville
 80 Columbia Avenue
 Marysville, WA 98270

Dear Ms. Morgan:

Reference Number: PA24 002 Serenity Trail Subdivision

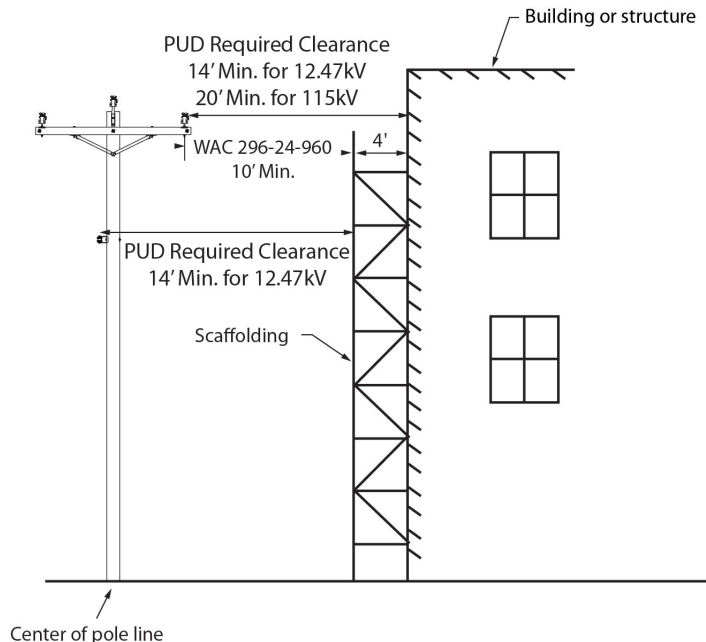
District DR Number: 24-10-012

The District presently has enough electric system capacity to serve the proposed development. However, the existing District facilities in the local area may require upgrading. Cost of any work, new or upgrade, to existing facilities that is required to connect this proposed development to the District electric system shall be in accordance with the applicable District policy. Please include any required utility work in the scope of all applicable land use/development/stormwater permits.

The developer will be required to supply the District with suitable locations/easements upon its property for any electrical facilities that must be installed to serve the proposed development. It is unlikely that easements will be granted on District-owned property, or consents granted within District transmission line corridors.

Please be advised that per WAC 296-24-960 the minimum worker safety clearance from any District distribution conductor is 10 feet. **Therefore, the District requires a minimum 14-foot clearance from any structure to accommodate workers, scaffolding, and ladders. Minimum worker safety clearance from 115kV transmission wires is 20 feet.**

Any relocation, removal or undergrounding of District facilities to accommodate this project and the worker safety clearances shall be at the expense of the project developer and must be coordinated with the PUD in advance of final design.



The District policy requires the developer to provide a minimum 10-foot easement for underground electrical facilities that must be installed to serve the proposed development. In addition, the developer must maintain an 8-foot clearance between transformers and a 10-foot clearance between switch cabinets and any building/structures upon its property. Additional clearances may be required depending on the equipment in the area and accessibility of the equipment.

Please contact the District prior to design of the proposed project. For information about specific electric service requirements, please call the District's Plat Development team at (425) 783-8465.

Sincerely,

Mary Wicklund for

Mark Flury, Senior Manager
Transmission & Distribution System
Operations & Engineering

Cc: Tom Abbott – tabbott@solidgroundpnw.com

REQUEST FOR REVIEW

Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270
Office Hours: Mon - Fri 8:00 AM - 4:30 PM ♦ Phone: (360) 363-8000

PROJECT INFORMATION									
File Number	PA24-001			Date Sent	1.22.2024	Please Return by	2.5.2024		
Project Title	Serenity Trails Subdivision			Related File Number(s)	PreA23-046				
Project Description	The applicant is proposing a 14-lot subdivision of approximately 2.07 acres. Drainage is proposed via an open stormwater detention pond with vertical cast-in-place sides. Proposed access to Lots 1-10 would be from 32 nd PI NE (Boulder Heights - PA21-048) with access to Lots 11-14 proposed from 32 nd St NE (Enclave South @ WR - PA 21-028).								
BACKGROUND SUMMARY									
Applicant	Joe Long, Keystone Land LLC / Tom Abbott, Solid Ground Engineering								
Location	3208 83 rd Ave NE			APNs	00590700028500				
Acreage (SF)	2.07 acres (90,169 sq. ft.)			Section	1	Township	29	Range	05
Comprehensive Plan	Multifamily Medium	Zoning	WR-R-6-18	Shoreline Environment			N/A		
REVIEWING AGENCIES									
Marysville	Local Agencies & Districts		State & Federal		County		Other		
<input checked="" type="checkbox"/> Building <input type="checkbox"/> Parks <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> PW – Development Services <input checked="" type="checkbox"/> PW – Engineering <input checked="" type="checkbox"/> PW – Operations <input checked="" type="checkbox"/> PW – Solid Waste <input checked="" type="checkbox"/> PW – Streets <input checked="" type="checkbox"/> PW – Traffic Eng. <input checked="" type="checkbox"/> PW – Water Res. <input checked="" type="checkbox"/> PW – WWTP	<input type="checkbox"/> Arlington Airport <input type="checkbox"/> Arlington (city) <input checked="" type="checkbox"/> Comcast <input type="checkbox"/> Community Transit <input checked="" type="checkbox"/> Marysville Fire District <input checked="" type="checkbox"/> Lake Stevens SD <input checked="" type="checkbox"/> PUD No. 1 (electric) <input checked="" type="checkbox"/> Ziplly		<input type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input checked="" type="checkbox"/> DAHP <input type="checkbox"/> DNR <input type="checkbox"/> DOE (Bellevue) <input type="checkbox"/> DOE (Floodplain) <input type="checkbox"/> DOE (Register) <input type="checkbox"/> DOE (Shorelands) <input type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> WUTC		<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input checked="" type="checkbox"/> Public Works - Land Development <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> Olympic Pipeline <input type="checkbox"/> Puget Sound Energy <input checked="" type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Tulalip Tribes <input type="checkbox"/> <input type="checkbox"/>		
PROJECT MANAGER									
Name Emily Morgan	Title Senior Planner	Phone 360.363.8216	E-mail emorgan@marysvillewa.gov						

The City of Marysville Community Development Department is reviewing this application and encourages other affected agencies, departments, community groups and municipalities to respond. Your comments will assist the City's evaluation of this application. Furthermore, you will become a Party of Record to this case if you submit a response with your name and address. We highly recommend that you send your comments on letterhead. Without a full name and address, you will not be considered a Party of Record. You may e-mail, fax or send via regular mail your comments to this project manager listed above.

If you have no comments, please check the box below, sign and return this form to the project manager.

NO COMMENTS Signature: Caleb Duhinke Date: 01/31/2024
 ATTACHED Title: Engineer II - Traffic Operations Agency: Snohomish County