



# PUBLIC WORKS DEPARTMENT

80 Columbia Avenue ♦ Marysville, WA 98270  
(360) 363-8100 ♦ (360) 363-8284 FAX

March 26, 2024

Solid Ground Engineering  
Attn: Tom Abbott  
8105 166<sup>th</sup> Ave NE  
Redmond, WA 98052

Re: **Serenity Trails – PA24-001 – Concurrency Recommendation**

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Dear Tom,

Keystone Land, LLC, is proposing the development of a 14-lot single-family residential subdivision on 1.65 acres, located at site addresses 3209 83<sup>rd</sup> Ave NE (APN(s): 00590700028500). The existing residence located on site is to be demolished with development.

Based on the Traffic Impact Analysis (TIA) prepared by Kimley Horn, dated February 2024, the proposed development would generate the following Average Daily Trips (ADT), AM peak hour trips (AMPHT), and PM peak hour trips (PMPHT):

USE	UNITS (new)	ADT	AMPHT	PMPHT
Land Use Code 210 - Single-Family Detached	14	132	10	14

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 the Serenity Trails Subdivision:

1. The applicant shall be required to construct frontage improvements along 83<sup>rd</sup> Ave NE, 32<sup>nd</sup> PI NE, and 32<sup>nd</sup> St NE, prior to the recording the final subdivision. 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.
  - 1.1. 83<sup>rd</sup> Ave NE shall be built compliant with SP 3-201-004.
  - 1.2. The remainder of 32<sup>nd</sup> PI NE shall be required to be constructed in accordance with SP 3-202-002.
  - 1.3. The remainder of 32<sup>nd</sup> St NE shall be required to be constructed in accordance with SP 3-202-002.
2. The applicant shall be required to dedicate public right-of-way in order to accommodate the required frontage improvements, 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. 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, totaling \$88,200.**

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, 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 Emily Morgan, Senior Planner, at [emorgan@marysvillewa.gov](mailto:emorgan@marysvillewa.gov) or by phone at 360.363.8216.

Sincerely,

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

**Jesse Hannahs, PE**  
Traffic Engineering Manager

cc: Jeff Laycock, PE, PW Director  
Max T. Phan, PE, City Engineer  
Ken McIntyre, PE, Assistant City Engineer  
Haylie Miller, CD Director  
Chris Holland, Planning Manager  
Joe Long, Keystone Land (applicant)