

August 25, 2023

Kathryn Bird
City of Marysville
80 Columbia Ave
Marysville, WA 98270

RE: Technical Review #1 – Response to Comments (SP23-003)

Kathryn,

This letter is intended to summarize the revisions made to the civil documents reviewed during the initial preliminary short plat review for this project. Responses to unrelated comments may be provided in a separate response letter. Comments that did not require any action at this time are not responded to in this letter. Civil revisions made were based on comments from you and other reviewing parties which were provided in a comment letter dated July 27, 2023.

Planning Review – Kathryn Bird

1. The application number has been added to each sheet of the revised civil plans.
4. The civil plans have been amended to show the individual driveway cuts.
5. The civil plans have been amended to show the 10' BSBLs along with the 20' garage setbacks.

Civil Plan Review – Kacey Simon

5.
 - a. A variance request for the proposed road section was prepared but the applicant failed to submit with the last submittal. The variance request will be included in this resubmittal package.

Traffic Review – Jesse Hannahs

4.
 - b. The intersection has been updated to show two separated ADA curb ramps.

Kim Bryant – Water Operations Supervisor

1. Water details have been added.
2. A blowoff assembly has been added to the end of the new water main.
3. Connection point has been updated to indicate a live tap.
4. The hydrant cannot be located behind the sidewalk without sitting on private property because the back of the sidewalk is only 0.5 feet separated from the right of way line. If you want us to show something different, I ask that you please grant your preliminary approval and we can work out any easements that may be necessary to get the hydrant where you want it.

Thank you for taking the time to review this narrative. Please feel free to contact me directly with any questions you may have.

Sincerely,



Elias J. Troutman, E.I.T.
Omega Engineering, Inc.

July 27, 2023

Attn: Jen Haugen
Land Resolutions
3605 Colby Ave
Everett, WA 98201

Re: SP23-003, "Hidden Valley PRD", Technical Review 1
Location: 12527 51st Ave NE

Dear Ms. Haugen,

The Planning Division has reviewed the above referenced application. The following corrections must be made prior to approval of the preliminary plat:

- ✓ 1. Add the application number, "SP23-003" to the bottom right corner of each page of the plat map, civil plans, and landscape plan. **Added.**
- ✓ 2. Request future plan submittals be a clean flattened copy, rather than scanned versions. **Plans digitally signed.**
- ✓ 3. From the preliminary site plan, remove the footnotes "If not lot line between homes 10' separation between structures" and "If no lot line between homes 20' separation between structures", as these comments are not applicable to this subdivision. **Removed**
- ✓ 4. Amend the Civil and Landscape plans to show the individual driveways.
- ✓ 5. Amend the Civil Plans to show the 10-foot BSBL as well as the 20-foot driveways setback.
- ✓ 6. The PRD ordinance relating to PRD Open Space and RDIs was amended on February 13, 2023, and Municode recently updated the online version. For your reference, see enclosed Ordinance No. 3257, which shows the changes made. **Noted, thank you.**
- ✓ 7. The open space to be observable by the neighborhood residents must be centrally located within the project, *and abut a neighborhood street*. The proposed open space will be walled off, invisible and create a safety hazards and a policing problem for criminal activity and shall not be allowed as proposed.
- ✓ 8. Consider placing the open space and the temporary turn-around in the place of lot 3. Lots 1 and 2 may be able to be re-oriented toward 51st Ave NE with access from an auto-court/temporary turn-around from the rear.
- ✓ 9. Fences on individual lots abutting the open space area may be up to six feet tall only if the top two feet are constructed as an open-word fence. Any rear-yard fence must provide a gate to provide each lot owner private access to the open space. **Noted, thank you.**
- ✓ 10. Fencing and/or landscaping shall separate, while maintaining visual observability of, recreation areas from adjacent lots, parking areas and driveways, streets, and other accesses. Visual observability of the panhandle to the south shall be maintained. **Noted.**
- ✓ 11. Up to 5 feet of the perimeter landscaping around the active open space may contribute to the active open space requirement; provided that the perimeter landscaping: **Noted, thank you.**

Type text here

- a. Includes trees, shrubs, and groundcover that feature variation in texture and color, and a succession of blooms; and
 - b. Is of the same grade as the active open space.
 - c. Not located next to street
- ✓2. The calculation of amenities shall be rounded up to the nearest one-quarter acre. Include a minimum of one large recreational amenity or two small recreational amenities. Examples of what qualify as large or small amenities are listed on page 8 of the attached ordinance.
- ✓3. Include the following elements on the landscape plan:
- (a) The footprint of all structures;
 - (b) The final site grading;
 - (c) All parking areas and driveways;
 - (d) All sidewalks, pedestrian walkways and other pedestrian areas;
 - (e) The location, height and materials for all fences and walls;
 - (f) The common and scientific names of all plant materials used, along with their size at time of planting;
 - (g) The location of all existing and proposed plant materials on the site;
 - (h) A proposed irrigation plan; All landscaped areas shall be provided with an irrigation system or a readily available water supply with at least one outlet located within 50 feet of all plant material.
 - (i) Location of all overhead utility and communication lines, location of all driveways and street signs.

Impact Fees

14. The proposed short plat is subject to the following impact fees:

Impact Fee Type	Impact Fee Rate	Vesting	Payment Due
Traffic (Marysville)	\$6,300 per lot	Complete Application	Prior to BP issuance
Parks	\$1,825 per unit	BP submittal	Prior to BP issuance
Schools (Marysville)	Currently \$0.00	BP submittal	Prior to BP issuance

15. Required park, school and traffic fees may be deferred to final inspection. If you wish to defer impact fees, please request a deferral application.
16. Impact fees are charged per *new* unit or lot. Since a house already exists on the site, the development will be charged for four (4) units.

Prior to approval of final plat:

17. \$25,000 is due to Community Development for RDI 3(g), Contribution to an identified capital improvement project.
 N/A. RDIs no longer proposed with this application.
18. All subdivisions or short subdivisions shall have all necessary power lines, telephone wires, television cables, fire alarm systems and other communication wires, cables or lines placed in underground location either by direct burial or by means of conduit or ducts and, with the exception of the city fire alarm system, providing service to each lot or potential building site in the plat.
 Noted, thank you.
19. For the required street trees and any supplemental landscaping, a landscaping maintenance security in the form of a bond, assignment of funds or irrevocable letter of credit, in an amount equal to the cost of landscape work (materials and labor) will be required to be submitted (See [MMC Section](#)

22G.040.040(2)). The security shall be required for a minimum duration of two growing seasons (March through October).

Noted, thank you.

Invoices/receipts shall be submitted when the landscaping work is complete so that a security amount can be determined. The security will be required to be on forms provided by the Community Development Department, and will be required to be submitted prior to Final Inspection.

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 on which sheet the change(s) can be found.

If you have any questions, please contact me at (360) 363-8232, or by e-mail at kbird@marysvillewa.gov.

Sincerely,

Kathryn Bird

Kathryn Bird
Associate Planner

E-Cc: Chris Holland, Planning Manager