



February 28, 2023

Tom Abbott
20210 142nd Ave. NE
Woodinville WA 98072

Re: PA22-044 – Olympic Vista PRD – Technical Review 1
4128 Sunnyside Blvd. APN 29050300102200

Dear Tom,

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

BINDING SITE PLAN / PLANNED RESIDENTIAL DEVELOPMENT COMMENTS

1. Include File Number PA22-044 on all future correspondence, in addition to all site, civil and landscape plans.
2. The following are the impact fees that apply to this project:

Impact Fee Type	Impact Fee Rate
Traffic*	\$6,300 per SFR
Parks**	\$1,825 per SFR (currently)
Schools (Marysville)**	\$0.00 per SFR (currently)

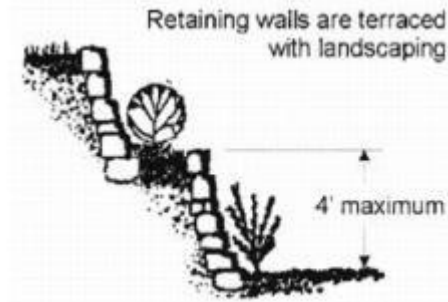
** Fees due prior to recording of final plat*

*** Impact fees vest at building permit submittal and shall be paid prior to building permit issuance*

Lots 1 and 2 will receive credit for the existing residences that will be demolished.

3. Please see comments from Brad Zanhaw, Development Services Technician, for Capital Improvement Charges.
4. Fractional dwelling units resulting from RDI calculations must be rounded down (MMC 22C.090.050(4)). Please revise the 'Residential Density Incentives' table on Sheet 2 of the Preliminary Site Plan accordingly, and identify an alternative RDI to 7(e).
5. Minimum lot area in a PRD is 3,500 square feet. Please revise the 'Density, Dimension and Parking' table on sheet 2 of the Preliminary Site plan to reflect this.
6. Pursuant to MMC 22D.050.030(4)(e), retaining walls taller than four feet shall be terraced so that no individual segment is taller than four feet. Compliance will be verified during civil construction plan review.

Tall retaining walls must be terraced with landscaping as depicted below.



7. All future residences shall have fire sprinklers installed, due to access deficiencies. If 59th Drive happens to be extended through to the north, providing a second access point, prior to building permits being submitted for this proposal, this requirement may be waived.
8. Prior to recording the **FINAL BSP** the applicant shall be required to provide **FINAL** restrictive covenants as required by [MMC 22G.080.120](#) and including provisions to address parking enforcement, together with a statement from a private attorney as to the adequacy of the same to fulfill the requirements of the PRD code.

OPEN SPACE CALCULATION COMMENTS

9. Please clearly define the different areas of open space and how each area meets the required open space type.
10. Per MMC 22C.090.030, RDIs are only eligible if they offer an above and beyond public benefit. Therefore, area that is required to be open space per the PRD code may not be double counted to gain RDI bonus density. The PRD codes requires that open space be accessible and convenient to all residents within the development and be situated and designed to be observable by the public. Since integrating the open space is required in the PRD code, RDI 7(e) cannot be used.

If 0.64 acres of open space are required to meet PRD open space requirements, then the difference between what is required and what is provided (0.13 acres) can be used for RDI. This would amount to 0.65 units (0.13 acres x 5 = 0.65), which is less than a whole unit and is rounded down (see comment 4 above) and does not result in a bonus unit. Please identify an alternative RDI to use for one additional unit.

LANSDESCAPING COMMENTS

11. Sheets 9-11 (L-1, L-2, and L-3) of the Preliminary Civil Plans are not consistent with the proposed layout of the project. Please revise to be consistent with the current proposed layout.
12. A final landscape plan shall be required to be approved, prior to civil construction plan approval, and designed to comply with the applicable provisions outlined in [MMC Chapter 22C.120, Landscaping and Screening](#). **Specifically, please revise the Landscaping Plan to include:**
 - 12.1. Provide details of the plantings in Tract 999. Is the intent for it to be all turf? Does this provide the required water quality treatment?
 - 12.2. Street trees on 59th Drive NE should be the same species as those planted in the subdivision to the south.

12.3. The Parks Maintenance Supervisor has suggested using a powder coated playset to ensure that it can be easily cleaned and maintained.

CRITICAL AREA REVIEW COMMENTS

13. Staff has reviewed and concurs with the findings in the provided Critical Area Reconnaissance prepared by Wetland Resources, dated October 6, 2022. No critical areas were determined to be on site.

OTHER

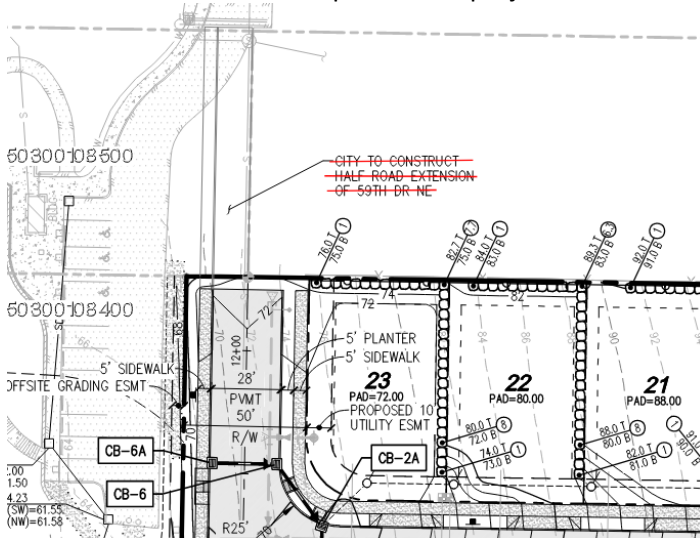
14. Per prior discussions, in order to pursue the proposed outfall plan utilizing Olympic View Park the following is required:

- Applicant to provide analysis on flow capacity.
- All portions of the facility shall be piped/underground.
- An energy break or dispersion trench may be used near the trail at the end of the pipe. A culvert under the trail may be required.
- No check dams shall be utilized.
- Applicant to provide report demonstrating that the facilities will have no negative impact on the critical areas and associated buffers.
- All areas of disturbance shall be restored in compliance with [MMC 22E.010](#).

15. Please see comments from Kerry Lyste of the Stillaguamish Cultural Resources Department, related to the need for an archaeological survey of the site as well as notification of ground disturbance.

16. Please see attached comments from neighboring property owners.

17. Please remove the note on Sheet 4 of the preliminary civil plans referencing City construction of half-road extension. This is not part of this project and has caused confusion.



Enclosed are copies of comments received from other City departments and reviewing agencies. There were also a handful of public comments. 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 what sheet the change(s) can be found on.

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 360.363.8215, or by e-mail at ahess@marysvillewa.gov.

Sincerely,

Amy Hess

Senior Planner

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



MARYSVILLE
WASHINGTON

PUBLIC WORKS DEPARTMENT
501 Delta Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX

MEMORANDUM

To: Amy Hess, Senior Planner

From: Kacey Simon, Civil Plan Reviewer

RE: Olympic Vista PRD, File# PA22-044
23 lot PRD subdivision
4128 Sunnyside Blvd. & Parcel # 29050300102200

Date: 2/23/2023

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

1. **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: There was in depth discussion about the proposed outfall connection and it doesn't appear that any of that is included in this submittal. Please provide details about your proposed outfall system and any changes proposed for what is currently installed.

Standard Comments:

2. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.
3. 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.
4. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.
5. A right of way use permit for all work proposed within City right of way is required. Cost for the ROW permit is \$250.00. ROW permit fees must be paid before right of way permit issuance.
6. 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.

7. Engineering construction plan review fees will be due prior to release of approved civil construction plans.
Engineering construction plan review per MMC 22G.030.020:
Residential = \$250.00 per lot or unit (for duplex or condominium projects),
\$2000.00 minimum for first two reviews, \$120.00/hour for each subsequent review.
Multiple residential/commercial/industrial = \$250.00 base fee + \$135.00 per hour.
8. Engineering construction inspection fees will be due prior to project final or building final whichever comes first.
Engineering construction inspection fees per MMC 22G.030.020:
Residential = \$250.00 per lot/unit (for duplex or condominium projects),
\$2000.00 minimum
Multiple residential/commercial/industrial = \$250.00 base fee + \$135.00 per hour.
Bond administration fee = \$20.00/lot or unit, with a minimum amount being \$250.00
9. **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 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 repeat the above schedule.
10. 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: Ken McIntyre, PE, Development Services Manager

Amy Hess

From: Jesse Birchman
Sent: Tuesday, February 28, 2023 8:56 AM
To: Dave Hall; Amy Hess
Cc: Tara Mizell; Jeramie Roth; Ken McIntyre
Subject: RE: Request for Review - Olympic Vista Planned Residential Development (PA22-044)

Thank you both. From a Parks perspective, the only comment that comes to mind regards the retaining wall along the west side of 59th. The roadway cross section shows the base of the wall at the ROW/property line. The City should anticipate the establishment of an wall maintenance access easement in favor of the City onto the OVP parcel, likely about 10-15 feet depending on how thing dimension to the existing OVP parking lot. This simply precludes any issues with a "100 year" perspective should OVP's use change in the future.

I'll only otherwise mention that with the steep on-site Road B slope towards 59th and the retaining wall on the opposite of 59th that civil reviewers should anticipate any vehicular fall-protection needs or at least object marker signs on the west side of the roadway. This may or may not be necessary but is a design detail to be worked through later.

Jesse Birchman, PE, PTOE | City of Marysville
Transportation & Parks Maintenance Manager
(360) 363-8161 | jbirchman@marysvillewa.gov

From: Dave Hall <DHall@marysvillewa.gov>
Sent: Monday, February 27, 2023 11:43 AM
To: Amy Hess <ahess@marysvillewa.gov>
Cc: Tara Mizell <TMizell@marysvillewa.gov>; Jesse Birchman <jbirchman@marysvillewa.gov>; Jeramie Roth <jroth@marysvillewa.gov>
Subject: RE: Request for Review - Olympic Vista Planned Residential Development (PA22-044)

Thanks Amy. This looks exactly like what we were told would be coming.

I am including Jesse Birchman and Jeramie Roth so they can review from a parks maintenance standpoint.

Dave Hall
Assistant Director Parks, Culture & Recreation
City of Marysville
360-363-8403

www.marysvillewa.gov

-----Original Appointment-----

From: Amy Hess <ahess@marysvillewa.gov>
Sent: Thursday, February 9, 2023 7:18 AM
To: Amy Hess; Tara Mizell; Dave Hall; Mike Snook; Ken McIntyre; Kacey Simon; Shane Whitney; 'Stillaguamish Tribe'; Todd Gray; knelson@tulalipribes-nsn.com; Brooke Ensor; Matthew Eyer; klyste@stillaguamish.com; Max Phan; Kim Bryant; Tom Maloney; Don McGhee; Brian Merkley; Brad Zahnow; Kristy Beedle; Jesse Hannahs; Chris Holland; Janis Lamoureux; Nance, Rob; Wicklund, Mary; gregg_kuehn@msvl.k12.wa.us
Cc: Ryan Keefe; Tim King; Krista Gessner (kgessner@marysvillewa.gov); Billy Gilbert; Ryan Carney



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Amy Hess, Senior Planner

FROM: Brad Zahnow, Development Services Technician

DATE: February 21, 2023

SUBJECT: PA22-044 Olympic Vista PRD
4128 Sunnyside Blvd
APN: 29050300102200

Utility Capital Improvement Fees

Capital utility fees are assessed in accordance with the attached rate sheet. The “City” rates will be applicable to this project.

Recovery (Latecomer) Fees

No recovery contracts are applicable to this project.

Utility Main Fees

No utility main fees are applicable to this project.

ULID/LID Fees

No ULID or LID fees are applicable to this project.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



UTILITY CAPITAL IMPROVEMENT CHARGES - 2023

MMC Section 14.07.010 - Marysville Ord. Nos. 2607 & 2670 - Effective 1-1-2006
 Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270
 (360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Monday - Friday 7:30 AM - 4:00 PM

RESIDENTIAL UNITS

Type of Connection		Water		Sewer	
		City	Outside City	City	Outside City
Residential DU*	Eff 1/1/06	\$4,750/du	\$5,490/du	\$4,490/du	\$4,890/du
Inspection		Plumb permit varies	Plumb permit	\$100	\$100
Admin/Filing Fee		\$20	\$20	\$20	\$20

*Dwelling unit includes single-family, multi-unit housing, apts, condos, manufactured homes and mobile homes.
 Main fees or latecomer fees may apply, depending on location.

Type of Connection		Water		Sewer	
		City	Outside City	City	Outside City
Hotel/Motel	Eff 1/1/06	\$1,816/rm	\$2,099/rm	\$1,717/rm	\$1,870/rm
RV Park Pads	Eff 1/1/06	\$2,375/pad	\$2,745/pad	\$2,245/pad	\$2,445/pad

COMMERCIAL / INDUSTRIAL

WATER

Gallons per Minute	City	Outside City
0 – 2000 gpm	\$1.64 / square foot (bldg)	\$1.99 / square foot (bldg)
2001 – 4000 gpm	\$2.40 / sf	\$2.87 / sf
4001+ gpm	\$3.16 / sf	\$3.80 / sf
Warehouse/Storage (Ord No. 3026, Eff 7/15/16)	\$0.48 / sf	\$0.65 / sf
Warehouse/Storage with fire sprinklers	\$0.36 / sf	\$0.49 / sf

SEWER

Type of Use	City	Outside City
Retail Sales/Manufacturing/ Churches/Schools/Day Care	\$1.03 / square foot (bldg)	\$1.24 / square foot (bldg)
Offices/Medical/Dental/Nursing Homes and all other uses not listed	\$1.67 / sf	\$2.00 / sf
Warehouses/Storage	\$0.49 / sf	\$0.65 / sf
Restaurants/Taverns/Esspresso	\$2.38 / sf	\$2.86 / sf
Schools without kitchens	\$0.77 / sf	\$0.93 / sf

SURFACE WATER / STORM DRAINAGE

Surface water capital fee – Eff 1/1/11	Residential - \$95/du	Commercial - \$95/3200sf of imp surface
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METER SERVICES

Meter Size	Tapping Fee	Meter Drop Fee
5/8" x 3/4"	\$1,050	\$500
3/4" x 3/4"	\$1,075	\$525
1"	\$1,200	\$560
1.5"	\$1,600	\$750
2"	\$1,900 min	\$850
3", 4", 6", 8"	Time and Material - \$3,500 min + \$1K/inch	Included in tapping fee

Fire sprinkler systems may require a larger meter for adequate fire flow – consult your designer.

All non-residential water services, including fire sprinkler systems and irrigation systems, require a backflow prevention assembly to be installed immediately downstream of the water meter. Contact the city's cross connection control specialist at (360) 363-8100 to determine the type of assembly required.



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Amy Hess, Senior Planner
FROM: Brooke Ensor, NPDES Coordinator
DATE: 2/28/2023
SUBJECT: PA22-044 Olympic Vista PRD

1. The City has adopted the 2019 Stormwater Management Manual for Western Washington.
2. For residential projects triggering minimum requirements #6 Runoff Treatment and #7 Flow Control, the stormwater facility lot will be dedicated to the HOA to maintain the landscaping and any park amenities. The City will receive an easement to maintain the stormwater facility. This policy may be modified depending on facility design.
3. The lot configuration on the preliminary plans and landscaping plans do not match.
4. On the civil plans please show the offsite conveyance improvements that will be made downstream in Olympic View Park.

If you have questions regarding these comments, please contact me at 360-363-8288 or bensor@marysvillewa.gov.

cc: Matt Eyer, Storm/Sewer Supervisor

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

Amy Hess

From: Kerry Lyste <klyste@stillaguamish.com>
Sent: Monday, February 13, 2023 1:51 PM
To: Amy Hess
Cc: THPO Stillaguamish
Subject: [External!] Accepted: Request for Review - Olympic Vista Planned Residential Development (PA22-044)

External Email Warning! Use caution before clicking links or opening attachments.

Hi Amy,

Based on an archaeological survey on the parcel adjacent having flaked cobble (lithic scatter) we would recommend an archaeological survey on this project and notification of ground disturbance and/or archaeological fieldwork.

Best, Kerry

Amy Hess

From: Will Curran <will.s.curran@gmail.com>
Sent: Thursday, February 16, 2023 3:14 PM
To: Amy Hess
Subject: [External!] Olympic Vista Development Application

External Email Warning! Use caution before clicking links or opening attachments.

Hi Amy, I reside in lot #12 in Bellewood Ridge (6135 41st ST NE).

We are excited to have more neighbors with Olympic Vista!

One concern we have for everyone's safety between the two developments as well as park visitors, is putting more traffic on the blind descent right in front of our property. We are already investigating ways to mitigate the current traffic speeding up/down the hill, and perhaps with the new development going in, can find a solution with the increase in traffic. ??

The issue is that cars are doing 30-35 down 41st ST, and you cannot see oncoming traffic smaller people in the road just ahead. There is significant foot traffic to/from the park, children playing, riding bikes and residents backing out of driveways. It is just a matter of time before someone is injured. We've witnessed many near misses and have nearly been hit several times ourselves.

The situation is much worse when cars are parked on the street (pretty normal with guests over), and then cars are going over the rise down to one lane (head to head).

Is there the possibility of a speed bump or some other approved device?

Thank you so much!

--
Will Curran

Amy Hess

From: Comcast <chazjulie@comcast.net>
Sent: Friday, February 17, 2023 11:03 AM
To: Amy Hess
Subject: [External!] Olympic Vista initial plans & concerns
Attachments: Olympic Vista Plan.jpeg; ATT00001.txt

[External Email Alert! Use caution before clicking links or opening attachments.]

Amy, thanks so much for talking with me yesterday and for the opportunity to make you aware of our initial thoughts and concerns regarding the planned development. We look forward to the opportunity to speak to the developer and builder. If it's Cornerstone Homes, we found them to be professional, attentive and responsive to our issues as Bellewood Ridge (the adjacent development immediately south), was finished. All of my questions and concerns are in two main areas:

1. Grading and drainage of the lots all along the south boundary of Olympic Vista, and 2. Traffic flow concerns on 59th DR NE into "Road B" and Olympic View Park.

As you're likely aware, a huge amount of water flows down the relatively steep bluff west of Sunnyside and into the slough and estuary. We request the developer establish a channel for flow and drainage all along the east-west line between Bellewood Ridge and the eventual south boundary of the new Olympic Vista lots, and pay special attention to the grading and drainage of the existing Bellewood Ridge lots and the new Olympic Vista lots. Over the past few years in Bellewood Ridge, we've had significant surface water and runoff flowing down the bluff and into the Bellewood Ridge lots, especially during the rainy season. While the builder applied some drainage and mitigation, no comprehensive culvert or channel exists, and the terraced lots have experienced flowing surface water, erosion and standing water in some low areas created when the yards were graded. Along with the previous owner of the parcel that will now be Olympic Vista, we have manually trenched a line and small ditch along the east-west boundary down the slope between Bellewood Ridge / Olympic Vista boundary. If completed as part of the initial grading and development, a culvert, channel or graded ditch between the lots could significantly reduce eventual erosion and standing water in the lots of both developments. We would welcome the opportunity to "walk the ground" with Keystone Land engineers to describe the situation. This should not require significant additional infrastructure or expense if it's designed in and graded thoughtfully.

We would also request the city and developer give some thought to traffic management, flow and parking along 59th DR NE, especially once Olympic Vista is completed. Concerns include high speed blind cornering (and also transit along the extended street) at the bottom of the hill at the right turn to head north on 59th DR NE, potential transit through, and access into and out of the Olympic View Park parking area. As we have already experienced, non-residents not familiar, delivery trucks, and kids heading for Olympic View Park all struggle with the corner and abrupt end of the current street. This will present new and more frequent safety concerns once the road is extended, with hundreds more vehicle transits occurring each day. There are special needs children living in the immediate area, as well as frequent walkers and hikers accessing the Ebey Waterfront Trail via Olympic View Park. All this activity will increase with additional residents and more park access. Accordingly, we request mitigation and management, possibly including speed bumps and/or corner stop signs along 59th DR NE in the vicinity of the park.

We look forward to the dialogue as the development continues, and welcome any opportunity to meet with your team and the developer here when appropriate. Thanks, Todd Davis - Bellewood Ridge Lot 1 resident.

Amy Hess

From: Keith Moore <keith_ccce@msn.com>
Sent: Friday, February 17, 2023 2:32 PM
To: Amy Hess
Subject: [External!] Olympic Vista

Follow Up Flag: Follow up
Flag Status: Completed

External Email Warning! Use caution before clicking links or opening attachments.

Amy

A few questions regarding the proposed Olympic Vista project:

1. Will construction traffic to the development be limited to using just 41st Street NE?
2. Will the half roadway to 59th Drive NE be constructed after the completion of construction?
3. When the half roadway is constructed, will there be speed bumps provided to discourage traffic from using the north access point?
4. Presuming the main reason for the half roadway is for fire truck and emergency vehicle access, will the lane be one-way north?
5. If not needed for emergency vehicle access, why not just construct the sidewalk?

Keith Moore

Amy Hess

From: stephanie alvarado <alvarado.board@gmail.com>
Sent: Saturday, February 18, 2023 1:43 PM
To: Amy Hess
Subject: [External!] Pa22-044

External Email Warning! Use caution before clicking links or opening attachments.

Hello. We just received the notice of application for the 23 plot residential development. The access to this neighborhood is through the bellawood neighborhood on 41st and sunnyside. I have no problem with this. However, there is no crosswalk from the bellawood ridge to the other side of the street that the elementary school and bus stops for middle and high school are on. Is it possible for you to look into getting a crosswalk installed? We are going to have a lot more kids walking to school and crossing that street to get to the bus stop. This would be a huge step in making it safer for everyone with all these houses popping up. Please let me know your thoughts. Thank you for your time and consideration.

Sincerely,
Stephanie Alvarado
360-900-6557



Marysville Fire District

YOUR RISK PREVENTION TEAM
1094 Cedar Avenue, Marysville WA 98270

Phone (360) 363-8500
Fax (360) 659-1382

To: Amy Hess, Senior Planner
From: Don McGhee, Assistant Fire Marshal
Date: February 9, 2023
Subject: PA22-044 Olympic Vista PRD 4128 Sunnyside Blvd

I have reviewed the plans regarding the construction of a 5.3 acre 23-lot PRD. Proposing 23 detached single-family units.

Two hydrants are proposed for this site, the locations of the hydrants are acceptable. Homes three stories or more will require fire sprinklers.

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

1. 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 applicable NFPA standards, including IFC Chapter 33 and NFPA 241 construction codes.
2. The fire code permits required for sprinkler installations (IFC section 105.7) are obtained through Marysville Community Development at 80 Columbia Avenue.
3. 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. 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.
4. 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 square feet in size.
5. Fire hydrants shall be provided in approved locations. Fire hydrants on an approved water main extension are required within the site for this development. 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. Fire hydrants with approved water supply must be in service prior to building construction.
6. 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.

We Care About You!

7. **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.**
8. Where residential fire sprinklers may be required the developer should install a water service per Standard Plan 2-090-001 Full ¾" 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 ¾" water meter will suffice then all that is required is to install two reducer bushings with the ¾" water meter. A single service tap should be used where sprinklers are required, not a double service installation.
9. Recommend the buildings to be constructed here include fire-resistant exterior construction (such as hardiplank type siding).
10. **Turnaround provision is required for dead-end access in excess of 150 feet long. A minimum 80' cull-d-sac is required.**
11. An adequate access route for fire apparatus must be in service prior to any building construction.
12. If vehicle impact protection is deemed required for protection of any equipment it shall comply with IFC Section 312. Guard posts (bollards) are typically required for protection of gas piping, electrical equipment, fire protection piping and hydrants located where they could be subject to vehicle damage.
13. 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.
14. The city address committee will determine road names and address numbers for the lots.

We Care About You!



Memorandum

To: Amy Hess
From: Billy Gilbert, Water Quality Lead
Subject: PA22-044 Olympic Vista PRD
Date: February 27, 2023

In response to your request for review of the above project, please note the following items.

- Plumbing system is subject to applicable requirements of MMC Chapter 14.10 “Water Supply Cross-Connections” and WAC 246-290-490.
- A Double Check Detector Assembly (DCDA) is required for any non-flow through fire line that is connected to the city’s water system.
- A Reduced Pressure Backflow Assembly (RPBA) is required immediately downstream of any irrigation meter and in an above ground hotbox if a chemical/fertilizer injection system is installed. If the irrigation system is not chemically injected, a DCVA is sufficient for this application. The DCVA may be installed in an in-ground meter type box or vault. In accordance with Design Standards 2-15-001
- On-site inspections are to be performed by the City of Marysville Cross Connection Control Specialist at rough-in and final. 48 hours’ notice is required, prior to inspection.
- Testing of all backflow prevention assemblies, by a Washington State Certified Backflow Assembly Tester, is required prior to occupancy use per MMC 14.10.120. Test report shall be forwarded to the City of Marysville Water Quality Office, prior to occupancy.

Any questions regarding these comments, and scheduling for onsite inspections should be directed to Krista Gessner 360-363-8141 crossconnection@marysvillewa.gov



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Amy Hess, Associate Planner

FROM: Kim Bryant, Water Operations Supervisor
Tim King, Utility Construction Lead II
Ryan Keefe, Water Operations Lead II

DATE: February 27th, 2023

SUBJECT: Olympic Vista Planned Residential Development, PA22-044

Public Works Operations has reviewed the Olympic Vista submittal and has the following comments:

1. A blow off assembly will need to be installed at the end of each water main;
2. Water details not shown.

If the applicant has any questions about these comments, I can be contacted at (360) 363-8163 or kbryant@marysvillewa.gov.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

February 21, 2023

Amy Hess
City of Marysville
80 Columbia Avenue
Marysville, WA 98270

Dear Ms. Hess:

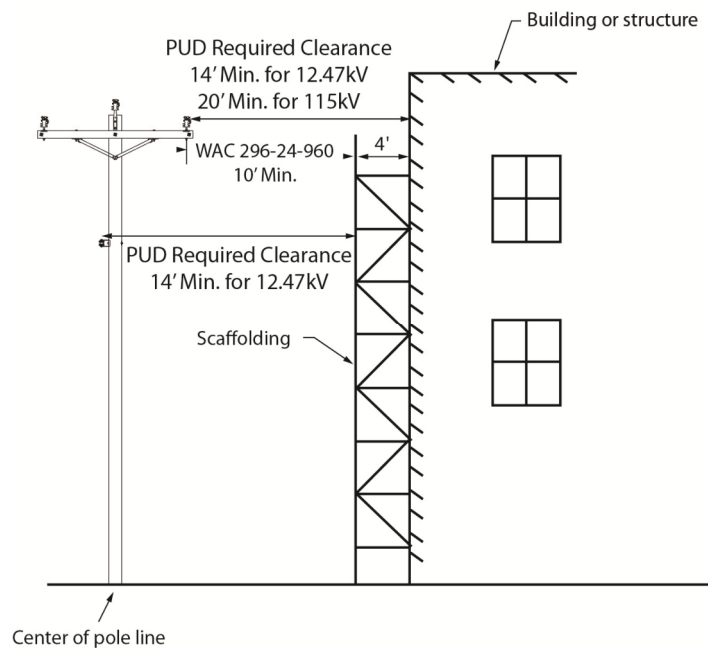
Reference: PA22 0044 Olympic Vista PRD

District DR Number: 23-10-637

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. 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. Please include any project related utility work in all applicable permits.



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

MEMORANDUM

Date: **February 10, 2023**

PA22-044

To: **Amy Hess, Senior Planner**

From: **Michael Snook, Building Official**

Re: **Project Name:** Olympic Vista PRD

Applicant: Keystone Land, LLC

Proposal: Twenty-Three lot Planned Residential Development (PRD) subdivision on a 5.38 acre site, and associated improvements. Access will be from 59th Avenue to the south, extending the roadway through project property, and stubbing at northern project boundary for future extension. Water and sewer will be extended on-site from 59th Avenue.

Address: 4128 Sunnyside Blvd.

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.
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, Geotech Report, and 2018 Washington State Energy Code work sheets.
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. 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 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. 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 of each room, open areas, and all levels throughout the building.

3. All Mechanical Equipment shall be screened from public view under MMC Provisions. Please indicate how this will be achieved on your building plan, elevation submittal sheets.
4. A Fire Sprinkler system may be required. The applicant is to verify this requirement with the Fire Marshal's Office.
5. Per the Marysville Municipal Code, Chapter 14.10, Cross-connection devices are required on the domestic and fire sprinkler water supply. Prior to final acceptance, all required backflow devices are to be tested by an independent third party testing agency.
6. All Electrical installations are to be permitted, inspected and approved through the City. The current code is NEC 2020 with WCEC Amendments. A separate application, plans, and plan review will be required.

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.