



PUBLIC WORKS DEPARTMENT
 501 Delta Avenue ♦ Marysville, WA 98270
 (360) 363-8000

June 26, 2023

Keystone Land, LLC
 13805 Smokey Point Blvd. Suite 101
 Marysville WA 98271

Re: Olympic Vista PRD – *Concurrency Recommendation*
 PA 22044

Dear Joe,

Keystone Land, LLC is proposing construction of a 23-lot single-family Planned Residential Development (PRD) on 5.38 acres, known as Olympic Vista, located at site addresses 4128 Sunnyside Blvd. The existing single-family residence and associated outbuildings will be demolished. The proposed development would generate the following Average Daily Trips (ADT), AM peak hour trips (AMPHT) and PM peak hour trips (PMPHT) and PMPHT. The Traffic Impact Analysis prepared by Kimley Horn, dated September 26, 2022, was prepared when the project was proposing construction of 24 lots. The project was subsequently revised to 23 lots.

Olympic Vista PRD					
USE	UNITS (new)	UNITS (existing)	ADT	AMPHT	PMPHT
Single-Family Detached LUC 210	23	1	217	16.10	23

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 Evans Park:

1. The applicant shall be required to construct frontage improvements along 59th Drive NE, Sunnyside Blvd., and internal plat roads, prior to final BSP/PRD approval. Roadway improvements, channelization, site access and lighting plans will be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
2. The applicant shall be required to dedicate public right-of-way in order to accommodate and construct the required roadways and frontage improvements for 59th Drive NE, Sunnyside Blvd., and internal plat roads 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. The

traffic impacts fees for this proposal are estimated to be \$138,600.00 (23 PMPHT – 1 PMPHT for Existing SFR = 22; 22 x \$6,300 = \$138,600.00).

4. The applicant is responsible for removal and restoration of existing temporary cul-de-sac directly south of the project property on 59th Drive NE. Applicant is responsible for obtaining temporary construction easements to accomplish this work. Restoration to be reviewed and approved by the City Engineer.

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 Amy Hess, Senior Planner, at ahess@marysvillewa.gov or by phone at 360.363.8215.

Sincerely,


Jesse Birchman, Traffic Engineering Manager
City Engineer

ecc: 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

Accepted:  EUP
Joseph Long EUP of Keystone Land, LLC

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