

November 13, 2023

J.R. Meier

**Re: PA22-044 – Olympic Vista PRD – Second Final Plat Review**  
4128 Sunnyside Blvd. APN 29050300102200

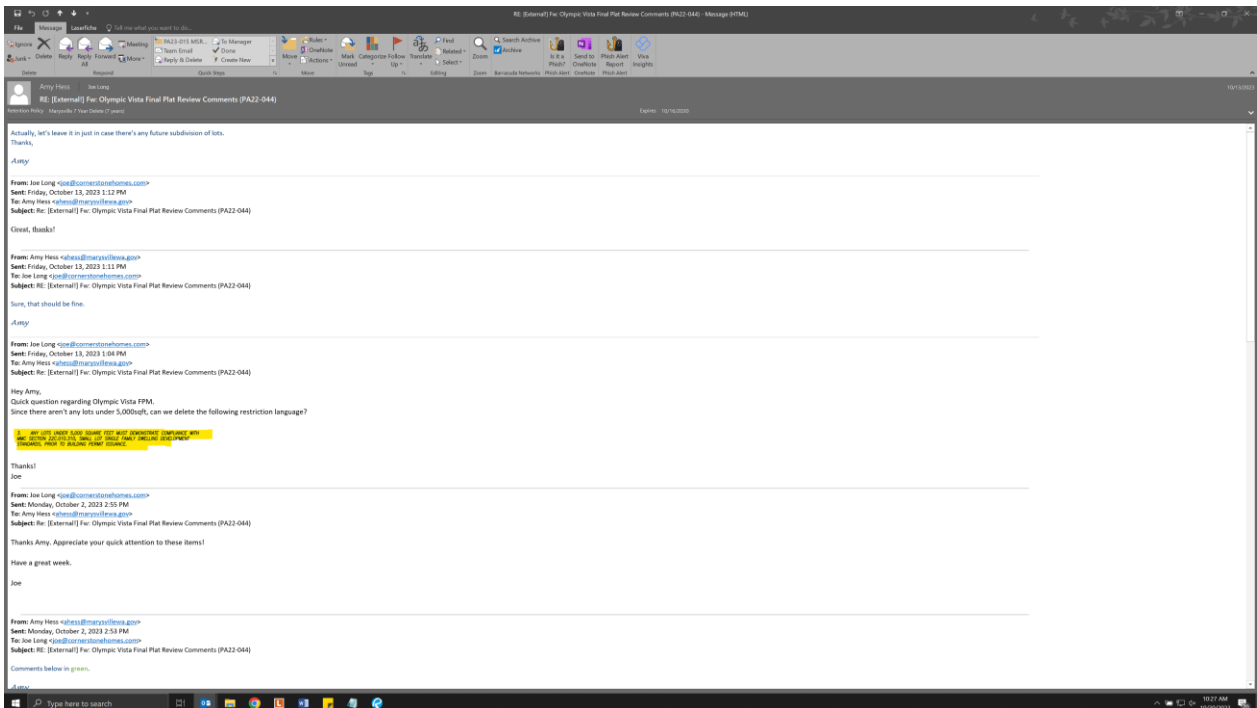
Dear J.R.,

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

1. Please revise the restriction for traffic impact fees as shown below:

6. THE APPLICANT SHALL SUBMIT PAYMENT TO THE CITY OF MARYSVILLE FOR TRAFFIC IMPACTS CAUSED BY THE DEVELOPMENT PURSUANT TO CHAPTER 22D.030 MMC, IN THE AMOUNT OF \$6,300.00. ~~TRAFFIC IMPACT FEES ARE BASED ON THE FEE SCHEDULES IN EFFECT AT THE TIME AN INDIVIDUAL BUILDING PERMIT APPLICATION IS ACCEPTED BY THE CITY AND WILL BE REQUIRED TO BE PAID PRIOR TO FINAL BUILDING INSPECTIONS BEING GRANTED. CREDIT SHALL BE GIVEN TO LOT 1 FOR THE EXISTING SINGLE-FAMILY RESIDENCE WHICH WILL BE DEMOLISHED.~~

2. Please add a restriction prohibiting the establishment of Accessory Dwelling Units (ADU's) within the PRD. This restriction does in fact need to be included, per my email dated 10.2.2023.



3. The covenants, conditions, and restrictions submitted are acceptable. Please record prior to or concurrent with the final plat map.

Enclosed are copies of comments received from other City departments and reviewing agencies. Any additional comments received will be forwarded to you. If you have any questions, please do not hesitate to contact me at 360.363.8215, or by e-mail at [ahess@marysvillewa.gov](mailto:ahess@marysvillewa.gov).

Sincerely,

*Amy Hess*

Senior Planner

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