



COMMUNITY DEVELOPMENT DEPARTMENT
501 Delta Avenue ♦ Marysville, WA 98270 ♦ (360) 363-8000

November 2, 2022

Terry Grooms
8825 34th Ave NE STE L-410
MARYSVILLE WA 98271

Re: Stack Short Plat (SP22006)

Dear Mr. Grooms,

Thank you for your preliminary short subdivision submittal. After technical review of the proposed short subdivision, the Planning Division offers the following comments:

1. After conducting a site visit and reviewing the Wetland Reconnaissance prepared by Wetland Northwest LLC, dated August 11, 2022, the Community Development Department concurs that there are no critical areas located on site.
2. Please include file number SP22-006 on all future maps.
3. Revise title to 'STACK SHORT PLAT' instead of 'STACK SHORT PLAN.'
4. Add Tax Parcel 30050900202201 to 'PROJECT INFORMATION.'
5. Revise 'PROJECT INFORMATION' to include AVERAGE LOT SIZE and SMALLEST LOT SIZE.
6. Revise 'DIMENSIONAL STANDARDS' to include:
 - **Minimum lot area:** 5,000 sq. ft.
 - **Minimum lot width:** 60 ft.
 - **Minimum Lot frontage on cul-de-sac, sharp curve, or panhandle:** 20 ft.
7. Lot tract road ROW and property boundary lines shall be solid lines not dashed.
8. Pursuant to the definition of "Lot Lines" outlined in MMC 22A.020.130 "Rear lot line" means the lot line opposite and most distance from the front lot line. Therefore, the rear lot line for Lot 3 shall be the west property boundary. It appears this would leave a building envelope depth of approximately 33'. Amend Sheet SP-01 to reflect the correct rear lot BSBL.
9. The sidewalk along 122nd Street NE needs to match the sidewalk to the east. Amend the plans to show 6 feet of sidewalk adjacent to the curb. See comments from Shane Whitney.
10. Tract 999 labeled as "Access/Detention" on the provided preliminary plan needs to be relocated behind Lots 1 & 2. Access for maintenance of the Tract shall come from 122nd Street NE. Revise the plans showing the tract relocation and access coming from 122nd Street.
11. Public works is currently reviewing the proposed EDDS Deviation request to eliminate the sidewalk on the east side of the cul-de-sac.

12. The project shall have all power lines, telephone wires, televisions 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, providing service to each lot or potential building site in the plat. All such underground installations or systems shall be approved by the appropriate utility company and shall adhere to all governing applicable regulations including but not limited to the city and state applicable regulations and specific requirements of the appropriate utility. **Please contact the appropriate utility (e.g. PUD, Frontier Communications, Ziplly, etc.) in advance to obtain information on costs, permit requirements, timeframes, etc.**
13. The following are the school, traffic, and park impact fees required for the proposed project.

Impact Fee Type	Impact Fee Rate	Vesting	Payment Due
Marysville Traffic	SFR -\$6,300.00/unit	Complete Application	Prior to final short plat approval
Marysville Parks	SFR and Duplex - \$1,684.00/unit	Building permit submittal	Prior to building permit issuance
Maryville Schools	Currently, SFR \$0.00/unit	Building permit submittal	Prior to building permit issuance

I have enclosed other agency/department comments regarding this proposal. Any additional comments received will be forwarded to you. Please do not hesitate to contact me at 360.363.8220 or by e-mail at mbeck@marysvillewa.gov if you have any questions.

Sincerely,

Michael Beck

Michael Beck
Planning Technician

ecc: Chris Holland, Planning Manager
Ian Faulds, Senior Planner
Samantha Adams, Associate Planner



COMMUNITY DEVELOPMENT DEPARTMENT
80 Columbia Avenue □ Marysville, WA 98270
(360) 651-5100 □ (360) 651-5099 FAX
24-Hour Recorder 360-363-8204

MEMORANDUM

Date: **October 27, 2022**

SP22-006

To: **Michael Beck, Associate Planner**

From: **Michael Snook, Building Official**

Re: **Project Name:** Stack Short Plat

Applicant: Stack Designs LLC-Terry Grooms

Proposal: Administrative Short Plat Approval to subdivide a 1.09 acre property into five (5) lots. An Engineering Variance requesting relief from Standards 3-207 (F) for pedestrian walkways.

Address: 3807 122nd Street NE

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. 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.
4. 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 this overall project 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. For the main structure, show on the plans the type of building materials proposed, and if required, what type of fire-resistant construction will be required.

4. 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.
5. A Fire Sprinkler system may be required. The applicant is to verify this with the Fire Marshal's Office.
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.
7. 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.



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

MEMORANDUM

To: Michael Beck, Planning Technician

From: Shane Whitney, Civil Plan Reviewer

RE: Stack Short Plat, File# SP22-006
5 Lot Short Plan
3807 122nd Street NE & Parcel # 30050900202200

Date: 10/26/2022

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

1. **Existing utilities:**
 - a. Sanitary sewer: The sewer cleanout to the west is shown on record drawing RD277.
 - b. Water: The 6 inch watermain in 122nd Street is shown on record drawing W42.
 - c. Storm: The storm system along the frontage and east side of the parcel is shown on record drawing SD151.
2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project.
 - a. Sewer will need to be extended across the projects frontage.
 - b. Watermain currently fronts the project, it may need to be upgraded to an 8 inch line.
3. **Frontage Improvements:** Frontage improvements are required per MMC 12.02A.090 on all projects. Frontage improvements are described as curbs, gutters, and sidewalks; underground storm drainage facilities; patching the street from its preexisting edge to the new curb line; and overlayment of the existing public street to its centerline.
 - a. 122nd Street NE is a local access street. The standard would be to have a 5 foot planter behind the curb and a 5 foot sidewalk, in this instance we will want to have the project match the project to east and install a 6 foot sidewalk adjacent to the curb.
4. **Dedication Requirements:**
 - a. It does not appear that further dedication is necessary for 122nd Street NE.
 - b. The new access road will need to be a City street with a 40 foot dedication necessary.

5. **Access:**
 - a. The minimum width of a residential driveway is 12-feet and the maximum is 26-feet. Curb cuts shall be limited to a maximum width of 20 feet.
 - b. The new road shall be constructed in accordance with standard plan 3-202-003. Which is to include a 6 foot sidewalk.
 - c. The cul-de-sac shown must be compliant with standard plan 3-207-001.

6. **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: The city has adopted the 2019 Ecology Manual. Projects above the 5,000 square feet threshold must comply with requirements stipulated in Volume I, Chapter 2 of the Stormwater Management Manual for Western Washington. The following revisions will be required in future submittals:
 - In the narrative of the drainage analysis, it was noted that pervious pavement was going to be used. I'm not seeing in the rest of the materials that it is planned for, please revise.
 - It is not clear that the frontage improvements cannot be captured and routed to a stormwater system. The engineer shall demonstrate that it's not practical to capture the frontage rather than bypassing it.
 - At time of civil plan review, a conveyance analysis will be required.
 - With the increased amount of impervious surface based on some of the above comments, please revised the stormwater calculations as necessary.
 - b. A geotechnical report has been submitted. As proposed the infiltration systems will have less than 5 feet of separation from the seasonal watertable, a mounding analysis is required to ensure that the facilities will not be adversely affected.
 - c. The maximum allowed impervious surface coverage for the Zoning designation is 50%.

Standard Comments:

7. The engineer will need to revise the Engineering Variance. The criteria listed in section 22G.010.420 of the MMC are what need to be noted.

8. The sewer alignment shown at the end of the cul-de-sac won't work. We can't have cleanouts in the street. The last manhole will need to swing over to the east.

9. 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.

10. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.

11. With the sewer extension that will need to take place and the location of the trench, it is likely that a full width replacement of the asphalt may be necessary as 122nd Street NE has a pavement rating of 76.

12. 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.
13. 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.
14. 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
15. **All civil construction plan submittals are to be routed directly to Shane Whitney, 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 weeks
 - iv. Subsequent reviews repeat the above schedule.
16. 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 (360) 363-8227 or at swhitney@marysvillewa.gov.

cc: Ken McIntyre, PE, Assistant City Engineer



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Michael Beck, Planning Technician
FROM: Brad Zahnow, Development Services Technician
DATE: October 31, 2022
SUBJECT: SP22-006 Stack Short Plat
3807 122nd St NE
APN: 30050900202200

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 fees are applicable to this project.

Utility Main Fees

Main fees for an existing water main within 122nd St NE will be assessed at \$2.25 per lineal foot of frontage.

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 - 2022

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 Fire District

YOUR RISK PREVENTION TEAM
1094 Cedar Avenue, Marysville WA 98270

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

To: Michael Beck, Planning Department
From: Don McGhee, Assistant Fire Marshal
Date: October 11, 2022
Subject: SP22-006 Stack Short Plat 3807 122nd ST. NE

I have completed a review of the plans for this project proposing development of 1.09 acres into a 5-lot short plat for SFH use. Plans show construction of a 24' wide roadway about 200' long with an 80' cul-de-sac provided. Existing water main and fire hydrants are shown.

The City GIS water map shows existing fire hydrants along the south side of 122nd St. NE, with a 6" water line in the roadway. Plans show a 6" water main being installed into the SP. No information about available fire flow is provided for the fire hydrants near this site. The minimum fire flow required for the site is 1,000 gpm. The hydrant at the end of the cul-de-sac appears adequate.

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

1. The project shall comply with the current fire code requirements (2018 IFC) including WA State and local City of Marysville amendments to the fire code.
2. Fire marshal approval of fire access and fire hydrant/water supply systems is required as part of the civil construction plan review and approval process.
3. The city address committee will determine road names and address numbers for the lots.
4. **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.**
5. 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.
6. The minimum required fire flow for hydrants protecting SFR dwellings is 1,500 gpm (with 20-psi minimum residual pressure) for dwellings exceeding 3,600 square feet in size.
7. Existing fire hydrant spacing along 122nd ST roadway appears adequate. Maximum hydrant spacing for the proposed SFH use is 600' apart.
8. 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.
9. 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.

We Care About You!

10. Where residential fire sprinklers may be required the developer should install a water service per Standard Plan 2-090-001 Full $\frac{3}{4}$ " 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 $\frac{3}{4}$ " water meter will suffice then all that is required is to install two reducer bushings with the $\frac{3}{4}$ " water meter. A single service tap should be used where sprinklers are required, not a double service installation.
11. Recommend the buildings to be constructed here include fire-resistant exterior construction (such as hardiplank type siding).
12. The turnaround area proposed appears adequate. Turnarounds shall comply with city standard plans.
13. Recommend the roadways be posted "NO PARKING" to maintain unobstructed emergency access.
14. An adequate access route for fire apparatus must be in service prior to any building construction.
15. 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.
16. 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.

We Care About You!



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Michael Beck, Planning Technician

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

DATE: October 25th, 2022

SUBJECT: Stack Short Plat, SP22-006

Public Works Operations has reviewed the Stack Short Plat submittal and has the following comments:

1. With installation of new water main it appears existing service is not going to be used it needs to be removed when abandoned;
2. Plans appear to show blow off assembly near the end of the water main. Blow off assembly needs to be installed at the end of the water main;
3. It is preferred that service lines are installed perpendicular to water mains;
4. No water details 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



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Michael Beck, Planning Technician
FROM: Brooke Ensor, NPDES Coordinator
DATE: 10/31/2022
SUBJECT: SP22-006 Stack Short Plat

1. The City has adopted the 2019 Stormwater Management Manual for Western Washington. Please note that UIC requirements now apply. Additional permitting with Ecology is required for UIC facilities.

Visit the City's surface water web page to view a 2019 SWMMWW training.
www.marysvillewa.gov/179/Surface-Water

2. The stormwater facility should be in a separate tract.
3. For residential projects triggering minimum requirements #6 Runoff Treatment and #7 Flow Control, the stormwater facility Operation and Maintenance responsibility will be assigned to the City. The HOA will be responsible to maintain the landscaping or open space amenities. The method for dedication will be determined based on facility design and layout.

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

cc: Matt Eyer, Storm/Sewer Supervisor

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



Memorandum

To: Michael Beck

From: Billy Gilbert, Water Quality Lead

Subject: SP22-006 Stack Short Plat

Date: October 21, 2022

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 Billy Gilbert 360-363-8143 crossconnection@marysvillewa.gov




REQUEST FOR REVIEW

Community Development Department • 80 Columbia Avenue • Marysville, WA 98270
 Office Hours: Mon - Fri 7:30 AM - 4:00 PM • Phone: (360) 363-8100

PROJECT INFORMATION									
File Number	SP22-006			Date Sent	10/4/22	Please Return by	10/25/22		
Project Title	Stack Short Plat			Related File Number(s)	PreA22-012				
Project Description	Administrative Short Plat Approval to subdivide a 1.00-acre property into five lots. An Engineering Variance requesting relief from Standards 3-207(F) for pedestrian walkways.								
BACKGROUND SUMMARY									
Applicant	Stack Design LLC - Terry Grooms								
Location	3807 122 nd St NE			APNs	30050900202200				
Acreage (SF)	1.09 acres (47,600 SF)			Section	09	Township	30	Range	05
Comprehensive Plan	Single Family Medium	Zoning	R-4.5	Shoreline Environment			N/A		
REVIEWING AGENCIES									
Marysville	Local Agencies & Districts		State & Federal			County		Other	
<input checked="" type="checkbox"/> Building <input type="checkbox"/> Parks <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> PW - Development Services <input checked="" type="checkbox"/> PW - Engineering <input checked="" type="checkbox"/> PW - Operations <input checked="" type="checkbox"/> PW - Solid Waste <input type="checkbox"/> PW - Streets <input checked="" type="checkbox"/> PW - Traffic Eng. <input checked="" type="checkbox"/> PW - Water Res. <input type="checkbox"/> PW - WWTP	<input type="checkbox"/> Arlington Airport <input type="checkbox"/> Arlington (city) <input checked="" type="checkbox"/> Comcast <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input type="checkbox"/> Lake Stevens (city) <input type="checkbox"/> Lake Stevens SD 4 <input type="checkbox"/> Lakewood SD 306 <input checked="" type="checkbox"/> Marysville Fire District <input checked="" type="checkbox"/> Marysville SD 25 <input checked="" type="checkbox"/> PUD No. 1 (electric) <input checked="" type="checkbox"/> Ziplly		<input type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input type="checkbox"/> DAHP <input type="checkbox"/> DNR <input type="checkbox"/> DOE (Bellevue) <input type="checkbox"/> DOE (Floodplain) <input type="checkbox"/> DOE (Register) <input type="checkbox"/> DOE (Shorelands) <input type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> WUTC			<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input type="checkbox"/> Public Works - Land Development		<input type="checkbox"/> Olympic Pipeline <input type="checkbox"/> Puget Sound Energy <input checked="" type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Tulalip Tribes	
PROJECT MANAGER									
Name Michael Beck Title Planning Technician Phone (360)363-8220 E-mail mbeck@marysvillewa.gov									

The City of Marysville Community Development Department is reviewing this application and encourages other affected agencies, departments, community groups and municipalities to respond. Your comments will assist the City's evaluation of this application. Furthermore, you will become a Party of Record to this case if you submit a response with your name and address. We highly recommend that you send your comments on letterhead. Without a full name and address, you will not be considered a Party of Record. You may e-mail, fax or send via regular mail your comments to this project manager listed above.

If you have no comments, please check the box below, sign and return this form to the project manager.

NO COMMENTS **Signature:**  **Date:** 10/20/22
 ATTACHED **Title:** Ecologist **Agency:** Tulalip Tribes



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Michael Beck – Planning Tech

FROM: Jesse Hannahs, P.E. – Traffic Engineering Manager

DATE: November 4, 2022

SUBJECT: SP 22-006 – Stack SP

I have reviewed the Site Plan for the proposed Stack Short Plat at 3807 122nd ST NE and have the following comments:

- 1) Traffic impact fees will be required from the City and depending on trip generation/distribution, may be required from the County and State.
- 2) A Traffic Impact Analysis (TIA) will be required.
 - a. This would include, for City approval, development of trip generation/distribution followed after City review/approval by identification of impacts and, where required, mitigation approaches.
 - b. TIA should follow City guidelines to be provided.
 - i. Given size of development, trip generation of 1 PM Peak Hour trip per new single family residence shall apply and no further analysis shall be required.
- 3) Frontage improvements may be required upon 122nd ST NE including additional asphalt pavement, curb, gutter, landscape strip, sidewalk and PUD street lighting.
 - a. Public Works Traffic Division does not object to Variance request.
- 4) Per EDDS 3-506, street lighting will be required.
 - a. Street Lighting upon 122nd ST NE and proposed residential street shall be PUD installed fiberglass pole installation type street lighting.
 - i. Street shall be designed as collector arterial utilizing 100 watt equivalent LED fixtures.
 - ii. Spacing of fixtures should be approximately 180'-220'.
 - iii. As part of civil construction approval proposed PUD street lighting locations will be provided by the City to the developer for submission to PUD and incorporation into the PUD site electrical plans.
 1. Given 122nd ST NE frontage length, 1 street light should be required approximately 200' west of the existing PUD street light on the northwest corner of the intersection of 122nd ST NE & 39 Ave NE.
 2. 1-2 street lights shall be required upon Road A.
 - b. Snohomish County PUD Process:
 - i. For residential plats, contact PUD Plats via email at plats@snopud.com and include a PUD Plats application to begin Snohomish PUD process.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

ii. For specific questions regarding street lighting, contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or wehaugen@snopud.com for more information.

5) Undergrounding of overhead utilities upon frontage shall be required.