



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

January 18, 2023

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

Re: Stack Short Plat (SP22006) 2nd Submittal Technical Review Comments

Dear Mr. Grooms,

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

Preliminary Short Plat Amendment Comments:

1. **TRC1 Comment:** 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.

TR1C Response: The proposed overflow path has been revised. Infiltration Gallery #1 will overflow to the south by connecting to the existing City of Marysville stormwater system located within 122nd Street.

TRC2 Comment: The entirety of Tract 999 will be required to be relocated west behind Lots 1 & 2 adjacent to APN 30050900202000, not the overflow path exclusively. Tract 999 shall not include private driveway access. Maintenance access to Tract 999 will be allowed to be accessed off of 122nd Street NE.

2. **TRC1 Comment:** Public works is currently reviewing the proposed EDDS Deviation request to eliminate the sidewalk on the east side of the cul-de-sac.

TRC1 Response: Understood

TRC2 Comment: The revised variance is under review by the Assistant City Engineer.

Preliminary Short Plat Conditions:

3. 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.

4. 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



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 Plat
3807 122nd Street NE & Parcel # 30050900202200

Date: 1/18/2023

The following comments are offered after review of the above referenced revised application. Most of the following comments will remain as they will not change through the life of the project. Any new comments, or comments that need to be addressed will be in a ***bold italic*** font.

1. 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.
2. **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.
3. **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. The cul-de-sac shown must be compliant with standard plan 3-207-001.
4. **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:
 - *Please clarify about the separation of the infiltration facilities from the groundwater table. In what has been provided, it seems that there will not be the minimum 3 feet of separation from the bottom of the facilities. The mounding analysis states that the facilities will function with only 2 feet of separation, however the minimum standard is 3.*
 - At time of civil plan review, a conveyance analysis will be required.
- b. A geotechnical report and a mounding analysis have been submitted.
- c. The maximum allowed impervious surface coverage for the Zoning designation is 50%.

Standard Comments:

5. *The revised variance is under review by the Assistant City Engineer. We will notify affected parties once the decision is made.*
6. 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.
7. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.
8. 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.
9. 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.
10. 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
11. **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.

12. 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: Brooke Ensor, NPDES Coordinator
DATE: 1/17/2023
SUBJECT: SP22-006 Stack Short Plat

1. This design is not ideal. The private driveways will be utilized for parking. The cars and private use of the property will limit the City's ability to inspect and maintain the facility. I would rather see the facility in an area that is not encumbered by private property uses.
2. The City has adopted the 2019 Stormwater Management Manual for Western Washington.
 - The infiltration facility is required to implement the UIC design criteria found in Volume I Chapter 4 and the associated permitting through Ecology.
 - Infiltration facilities that receive water from pollution generating surfaces are required to have pretreatment.
3. For residential projects triggering minimum requirements #6 Runoff Treatment and #7 Flow Control, the stormwater facility lot will be dedicated to the HOA or residents, when there are amenities for private use. The HOA/residents will be required to maintain any landscaping and the private driveways. The City will receive an easement to maintain the stormwater infrastructure.

In this case a restriction on fencing or adding landscaping in the front yards would also be required.

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



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: January 17th, 2023

SUBJECT: Stack Short Plat, SP22-006

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

1. Proposed new water main installed is shown as 6". New water main should be 8" in accordance with Design and Construction Standards 2-050 part B;
2. Proposed single service connection for Lot 1 is shown connected to old water main;
3. Design and Construction Standards 2-090 part A state that all new connections shall be single meter services. Suggest moving service line for Lot 4 to left side of driveway to allow for perpendicular connection to water main;
4. Water details not shown;
5. Replace proposed new 6" water main going into plat with 8" water main in accordance with Design and Construction Standards 2-050 part C.

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 Tech

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

DATE: January 20, 2023

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) Cul-de-sac sidewalk Variance:
 - a. Public Works Traffic Division does not object to Variance request if sidewalk is fully extended along full frontage of all residential lots including Lot 5.
- 2) 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. 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 located the northwest corner of the intersection of 122nd ST NE & 39 Ave NE.
 2. Given curve of cul-de-sac roadway, 2 street lights shall be installed at approximate stationing of 10+40 and at northern end of cul-de-sac.
 - 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.
 - 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.
- 3) Undergrounding of overhead utilities upon frontage shall be required.

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