



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

December 7, 2023

Mr. Ryan Larsen
Land Pro Group, Inc.
10515 20th St SE, STE 116
Woodinville, WA 98258

Re: PA23-026 – Cornelius Lacey PRD – Technical Review 1

Ryan,

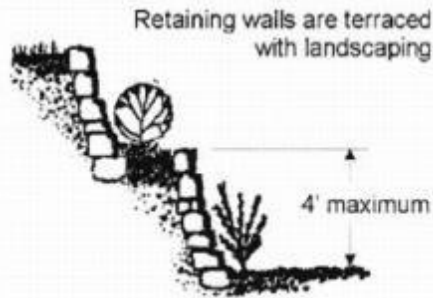
After preliminary review of the above referenced proposal, the Planning Division has the following comments:

1. Include File Number PA23-026 on all future plans and correspondence.
2. Please note this project is subject to the codified standards of the East Sunnyside Whiskey Ridge (ESWR) Design Standards in [MMC 22C.070](#).
3. Please see comments from Public Works regarding alignment of 85th Avenue NE. Addressing these comments will likely change the layout of the overall project. Once this has occurred, staff will likely have additional comments.
4. Please depict all encumbrances noted in the title report that will *not* be relinquished on the site plan, including Assessor File Numbers (AFN's).
5. Please depict on-site and adjacent property septic systems and water wells.

BINDING SITE PLAN / PLANNED RESIDENTIAL DEVELOPMENT COMMENTS

1. [MMC 22G.090.560](#) requires that the design and development of subdivisions attempt to preserve the topography of the site by selection and location of buildings which fit the natural slope of the land. As proposed, with multiple areas/lots proposed to have retaining walls ranging from 3 to over 8 feet in height, it does not appear the proposal meets this requirement. Walls proposed strictly to obtain flat lots will not be permitted. Other alternatives (i.e. tuck-under house plans) should be implemented to reduce/eliminate wall height.
2. Pursuant to [MMC 22D.050.030\(4\)\(e\)](#), if retaining walls taller than four feet are used, and are visible from the street or adjacent property, they shall be terraced so that no individual segment is taller than four feet. Any walls ultimately permitted exceeding 4 feet shall comply with these requirements.

Figure 1. Tall retaining walls must be terraced with landscaping as depicted below.



3. The future 44th Street extension is a designated minor arterial. The side yard setback on arterials is 15 feet. This setback applies to all lots adjacent to 44th Street. Please revise site plan(s) accordingly.
4. The following design standards, outlined in the East Sunnyside/Whiskey Ridge Design Standards in [MMC 22C.070](#), apply to the PRD:

- . All residential developments shall be designed to front onto streets. Configurations where dwelling units and/or residential lots back up any street are prohibited except for those lots adjacent to State Route 9. For example, new subdivisions along 83rd Avenue NE could be configured so that lots fronting on the street feature alley access in the rear or other shared driveway access as approved by the City on the side of the lots. Lot configurations where side yards face the street are acceptable.

Staff Comment: Proposed Lots 21 – 26 are required shall front onto 83rd Avenue NE, rather than being set back. Proposed lots 1-4 will be required to front onto 83rd Avenue. Pedestrian access will be required for all lots on 83rd Ave. NE. Please add these connection points to the site/civil plans.

- . The maximum height of solid (more than 50% opaque) freestanding walls, fences, or hedges in any front yard or other location between the street and the façade shall be 3-1/2 feet unless a taller wall is required, per the Director, to mitigate significant noise and traffic impacts. ***This will be applied to all lots adjacent to Road A (44th Street), 83rd Avenue NE, as well as lots interior to the project.***
 - . The maximum height of any decorative wall or fence which allows visibility (no more than 50% opaque), such as a wrought iron or split rail fences, shall be 6 feet. Such fences shall be set back from the sidewalk at least 3 feet to allow for landscaping elements to soften the view of the fence.
 - . In development configurations where side yards abut a street, fences taller than 3-1/2 feet shall be setback at least 5 feet from the sidewalk to allow for landscaping to soften the view of the fence. Provisions for long-term maintenance of this landscaping shall be addressed on the plat. ***This will be applied to all lots adjacent to Road A (44th Street) and applicable interior lots. Landscape plans shall be revised prior to civil construction plan approval.***
 - . Developments shall avoid configurations that have uses that back up against a street. Where unavoidable, fences between a street and any use shall be limited to 3-1/2 feet in height.
5. Auto courts shall be constructed with scored concrete, paving blocks, bricks, or other ornamental pavers to clearly indicate that the entire surface is intended for pedestrians as well as vehicles, as outlined in the City of Marysville Design Guidelines and Engineering Design and

Development Standard (EDDS) Section 3-219, or as amended. A detail of the surfacing of the auto court will be required to be provided on the civil construction plans and approved by the City Engineer.

6. 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.
7. All lots less than 5,000 square feet shall comply with the Small lot single family dwelling development standards outlined in [MMC 22C.010.310](#).

OPEN SPACE COMMENTS

8. Common open space is required pursuant to [MMC 22G.080.100](#). The common open space must be arranged to maximize usability, must be observable by the neighborhood residents, be centrally located within the project, and abut a neighborhood street.

Staff comment: Tract 999 is proposed to be located on the north end of the project property. This location does not meet the requirement for open space to be centrally located or abut a neighborhood street. It appears that the majority of the tract is accessible only via E Sunnyside School Road. The open space tract will need to be relocated in a manner that is accessible to all residents. Please provide revised open space calculations upon resubmittal.

LANDSCAPING COMMENTS

9. 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](#).
 - 9.1. Location of precast vault lids need to be shown as well as proposed access to said lids.
 - 9.2. Ensure compliance with the fencing/screening standards of [East Sunnyside Whiskey Ridge Design Standards](#).
10. All stormwater management facilities, including vaults, are required to be screened with a 5-foot type L1 buffer.

CRITICAL AREA REVIEW COMMENTS

11. Staff has reviewed and concurs with the findings in the Critical Area Determination Report prepared by Wetland Resources, dated October 27, 2023.

Enclosed are copies of comments received from other City departments, and reviewing agencies. 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, or reach out to a particular staff person. 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

Amy Hess
Senior Planner

ecc: Chris Holland, Planning Manager
KM Capital, LLC, Applicant



MEMORANDUM

TO: Amy Hess – Senior Planner

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

DATE: December 12, 2023

SUBJECT: PA 23-026 – Cornelius Lacey PRD

I have reviewed the Site Plan for the proposed Cornelius Lacey PRD at 8310 E Sunnyside School RD and 4427 83rd Ave 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. Single family homes Trip Generation shall be 1 PM peak Hour trip per unit consistent with development of Traffic Impact Fee (TIF) calculations.
 - c. Trip Distribution shall follow representations to be provided for neighboring areas developed based upon Comprehensive Plan Traffic Model to be provided.
 - i. Horizon Year map shown within TIA is incorrect as existing Sunnyside School RD alignment will become a multi-use trail with 44th ST NE extended through development(s) to 87th Ave NE including a full 4-leg intersection at 83rd Ave NE & 44th ST NE.
 1. This affects Horizon Year Intersection analysis as intersections analyzed will be combined into single intersection.
- 3) Frontage improvements shall be required upon 83rd Ave NE frontage.
 - a. Roadway cross-section shall be 70' ROW three lane roadway with bike lanes per EDDS Standard Plan 3-201-004.
 - i. Cross-section shall identify with dimensions existing and proposed pavement width with channelized lane widths to ensure that roadway will be constructed to standard.
- 4) Per the Comprehensive Plan, 44th ST NE shall be extended east from 83rd Ave NE to 87th Ave NE as a relocation of the E Sunnyside School RD minor arterial.
 - a. Roadway cross-section shall be 70' ROW three lane roadway with bike lanes per EDDS Standard Plan 3-201-004.

- i. ROW shall be provided on the Northeast corner of intersection of 83rd Ave NE & 44th ST NE to enable potential for future traffic signal installation.
 - ii. Suggested ROW shall be recommended as 5' behind sidewalk around radius from outside extent of curb ramps.
- 5) 85th Ave NE extension (Road D):
 - a. 85th Ave NE residential street, to provide for layout consistent with adjacent developments, shall be constructed as half street improvement along eastern property line.
 - b. Coordination with adjacent property(s) development plan layout is strongly encouraged.
- 6) Per EDDS 3-506, street lighting will be required.
 - a. Roadways:
 - i. Street Lighting upon public residential streets shall be PUD installed fiberglass pole installation type street lighting utilizing 100 watt equivalent LED fixtures.
 - ii. Street Lighting upon Arterial Streets of 83rd Ave NE and 44th ST NE shall be PUD installed fiberglass pole installation type street lighting utilizing 250 watt equivalent LED fixtures.
 - b. Spacing of fixtures should be approximately 180'-220'.
 - c. 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.
 - d. Snohomish County PUD Process:
 - i. For specific questions regarding street lighting, contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or wehaugen@snopud.com for more information.
- 7) A signing and channelization plan shall be required as part of civil construction plans.



MARYSVILLE
WASHINGTON

MARYSVILLE CIVIC CAMPUS
501 Delta ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX

MEMORANDUM

To: Amy Hess, Senior Planner

From: Kacey Simon, Civil Plan Reviewer

RE: Cornelius and Lacey Property, File# PA23-026
67-lot Planned Residential Development (PRD).
8310 E Sunnyside School Road & Parcel #'s 0059070016102, 0059070017700, and
059070018601

Date: 12/7/2023

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

1. **Existing utilities:**

- a. Sanitary sewer: There is currently a new sewer forced main located at the intersection of E. Sunnyside School RD and 87th Ave NE. Project is proposing to connect to the sewer extension proposed for the East Sunnyside PRD development that will extend sewer to the northeast corner of the site.
 - b. Water: There is a 16" ductile iron water main and a 24" ductile iron water main located in 83rd Ave NE & record drawings RD299 and W604.
 - c. Storm: There is only an open channel ditch located along 83rd Ave NE.
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 along the project frontage along 83rd Ave NE.
 - b. Water is already installed along the project frontage.
 - c. Storm will need to be extended along the project frontage.
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. 83rd Ave NE is classified as a minor arterial street and is to be built compliant with SP 3-201-003 of the EDDS and shall have a 6' sidewalk and 6' planter.
 - b. 44th ST NE (Road A) is to be built as per SP 3-201-004 of the EDDS as a half street improvement.
 - c. No frontage improvements will be required along Sunnyside School Rd.

4. **Dedication Requirements:**
 - a. It appears that an additional 5' of right-of-way is required for 83rd Ave NE.

5. **Access:**
 - a. The current location of Road D will not work with the layout of the neighboring developments. Road D will need to be shifted to the east along the property boundary and only need to be a half-street. See Standard Plan 3-206-001.
 - b. The minimum width of a residential driveway is 12-feet and the maximum is 26-feet. Curb cuts shall be limited to a 20 foot maximum.
 - c. Per EDDS 3-302 bullet 5: A minimum corner clearance of 50 feet shall be maintained from the nearest edge of any access point to the edge of traveled way. When minimum corner clearances cannot be attained, the Engineer may require investigation to substantiate whether or not left turns should be prohibited into or out of the access point. See standard plan 3-301-001 dimension A. (only applies to subdivisions off of an arterial)
 - d. The new roads shall be constructed to SP 3-218-001.
 - e. Auto courts are permitted in a PRD. The auto court is to be built per the private road profile, SP3-202-004, with decorative concrete or stamped asphalt. They shall not exceed 150' in length or come off of a cul-de-sac and shall serve a maximum of 6 lots.
 - f. Elbow intersections per SP 3-209-002 are allowable on local access streets only and are subject to intersection spacing requirements established under section 3-209 of the EDDS.
 - g.

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 2,000 square feet and/ or 5,000 square feet threshold must comply with requirements stipulated in Volume I of the Stormwater Management Manual for Western Washington.
 - b. A geotechnical report will be required. Should infiltration methods be proposed and less than 5 feet of separation exists to the seasonal high water table, a mounding analysis will be required. The mounding analysis shall be performed during the wet season.
 - c. The maximum allowed impervious surface coverage for the Zoning designation is 70%.

Standard Comments:

1. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.

2. Fire flow will need to be completed prior to 1st civil plan review and submitted with 1st civil plan review.

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 \$648.00. 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. Please refer to MMC 22G.030.020 for applicable plan review and construction inspection fees.
8. **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 completed grading permit application, 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 will be 3 weeks.
9. 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: Josh King, PE, Engineering Services Manager

Amy Hess

From: SPW-Contact.pwCMS <Contact.pwCMS@snoco.org>
Sent: Thursday, November 30, 2023 6:16 PM
To: Amy Hess
Subject: [External!] CORRECTIONS NEEDED – Cornelius Lacey Planned Residential Development (PA23-026)

[CAUTION:] This email originated from outside the City of Marysville. **Do not click links or open attachments** unless you recognize the sender and know the content is safe. Contact helpdesk if you have any concerns or questions.

Hi Amy,

As you know Monica Summerset is currently out of office, I am reviewing this project.

It appears that the subject development is impacting the TNR Appendix D intersection (88th St NE, Marysville C/L to Marysville C/L) with 6% of PM peak hour trips (6% x 60 = 3.6 trips), so mitigation fee needs to be calculated and paid to the County.

Thank you,

Gurpreet Dhaliwal, P.E., PTOE | Engineer III
[Snohomish County Public Works](#) | Traffic Operations
3000 Rockefeller Avenue, M/S 607 | Everett, WA 98201
425-388-3870 | Gurpreet.Dhaliwal@snoco.org

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

From: Amy Hess <ahess@marysvillewa.gov>

Sent: Thursday, November 16, 2023 6:18 AM

To: Chris Holland; Janis Lamoureux; Brooks, Dave; Development Review; stephanie.jolivette@dahp.wa.gov; Doug Gresham; rsanton@lkstevens.wednet.edu; Tom Maloney; Don McGhee; Brian Merkley; SPW-Contact.pwCMS; Wicklund, Mary; cstevens; klyste@stillaguamish.com; Todd Gray; DFW R4Cplanning; Nance, Rob; Matthew Schwab; Tara Mizell; Bradley Akau; Joshua King; Kacey Simon; Shane Whitney; Brad Zahnow; Max Phan; Adam Benton; Ryan Keefe; Kim Bryant; sknutsen; Kristy Beedle; Jesse Hannahs; Danny Hagen; Matthew Eyer; Ryan Carney; Jason Crain

Subject: Request for Review - Cornelius Lacey Planned Residential Development (PA23-026)

When: Thursday, December 7, 2023 12:00 AM to Friday, December 8, 2023 12:00 AM (UTC-08:00) Pacific Time (US & Canada).

Where: N/A RFR



MARYSVILLE
WASHINGTON

THIS IS NOT A MEETING INVITE – THIS IS A REQUEST FOR REVIEW (RFR) WITH COMMENTS RETURNED BY 12.7.2023.

File Number:	PA23-026
Project Title:	Cornelius Lacey Planned Residential Development (PRD)
Project Description:	67-lot Planned PRD and associated improvements and State Environmental Policy Act review. Existing single-family residence and associated outbuildings to be demolished.
Applicant:	Land Pro Group, Inc., Mark Villwock
Project Location:	8310 E. Sunnyside School Road, 4427 83 rd Avenue NE
APNs:	0059070017700, 00590700018600, 00590700016102, and 00590700018601
Application Materials:	Cornelius Lacey PRD

Please return comments via e-mail to ahess@marysvillewa.gov on or before **December 7, 2023**.



MARYSVILLE FIRE DISTRICT
REGIONAL FIRE AUTHORITY
Fire Marshal's Office
1635 Grove St. Marysville, WA 98270 - (360) 363-8500
MFInspectors@MFDRFA.org - www.marysvillefiredistrict.org



To: Amy Hess, Senior Planner
From: Brian Merkley, Deputy Fire Marshal
Date: November 22, 2023
Subject: PA23-026 ~ 8310 E Sunnyside School Rd. ~ Cornelius Lacey PRD

I have completed a review of the plans submitted for the proposed development of a 10 acre site with construction of a 67 lot SF subdivision. Plans show two points of access; via Road A and 83rd Ave NE. Hydrants shown on site plan appear acceptable. Please refer to notes below for requirements. Please refer to notes below for requirements.

1. Residential fire sprinklers will be required to be installed in lots 1, 5, 12, 13, 31, 35, 39, 43 due to distance from ROW. This shall be reflected on civil plans for approval.
2. 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.
3. Any fire code required construction permits (IFC section 105.7) are obtained through Marysville Community Development at 501 Delta Avenue.
4. 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.
5. It is the developer's responsibility to see that adequate water for fire protection is attainable. Check with the city Public Works Dept. for water system information.
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. Maximum hydrant spacing for the proposed use is maximum 600' apart.
8. An adequate access route for fire apparatus must be in service prior to any building construction.
9. 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.
10. "NO PARKING - FIRE LANE" signs are required on both sides of autocourts. The signage will need to be identified on the approved Civil Plans.
11. Access for firefighting operations along all sides of all buildings is required. A minimum 5' wide side access and 10' wide rear access is needed 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.

12. The city address committee will determine road names and address numbers for the lots.
13. Future homes to be constructed may require residential fire sprinkler installation for a number of reasons, including: If a home is three or more stories tall, exceeds 3,600 SF fire area, the distance from a public ROW to the furthest part of a home exceeds 200', deficient access to any part of a home, lack of hydrants, or if the fire flow from hydrants does not meet fire code requirements.
14. 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.



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: December 7th, 2023

SUBJECT: Cornelius Lacey Planned Residential Development, PA23-026

Public Works Operations has reviewed the Cornelius Lacey Planned Residential Development submittal and has the following comments:

1. New water main needs to be connected by a live tap to the 16" water main on 83rd Ave, plans currently show connection to JOA;
2. Do not see any hydrant assemblies along 83rd Ave NE, verify hydrant installation follows design and construction standards 2-060;
3. Air vacs will need to be installed as needed;
4. 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



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Amy Hess, Senior Planner
FROM: Ryan Carney, Surface Water Inspector
DATE: 12/4/2023
SUBJECT: PA23-026 Cornelius Lacey 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 when there are park amenities on the lot. The HOA will be responsible to maintain the landscaping and park amenities. The City will receive an easement to maintain the vault. This policy may be modified depending on facility design.

If you have questions regarding these comments, please contact me at 360-363-8140 or rcarney@marysvillewa.gov.

cc: Matt Eyer, Storm/Sewer Supervisor

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Amy Hess, Senior Planner

FROM: Brad Zahnow, Development Services Technician

DATE: December 11, 2023

SUBJECT: PA23-026 Cornelius Lacey Planned Residential Development (PRD)
8310 E. Sunnyside School Road, 4427 83rd Avenue NE
APN's: 0059070017700, 00590700018600, 00590700016102, and
00590700018601

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 currently applicable to this project. A proposed recovery contract associated with the newly constructed Densmore Sewer Lift Station, if approved, will likely apply to this project.

Utility Main Fees

No 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



**MARYSVILLE
PUBLIC WORKS**

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/ <u>rm</u>	\$2,099/ <u>rm</u>	\$1,717/ <u>rm</u>	\$1,870/ <u>rm</u>
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 <u>gpm</u>	\$1.64 / square foot (<u>bldg</u>)	\$1.99 / square foot (<u>bldg</u>)
2001 – 4000 <u>gpm</u>	\$2.40 / sf	\$2.87 / sf
4001+ <u>gpm</u>	\$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 (<u>bldg</u>)	\$1.24 / square foot (<u>bldg</u>)
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.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270