



March 7th, 2024

City of Marysville
Community Development Department
501 Delta Ave.
Marysville, WA 98270

Attention Amy Hess, Senior Planner

Project: PA23-026- Cornelius Lacey PRD – Technical Review 2
Applicant: KM Capital, LLC
Property Addresses: 8310 Sunnyside School Rd and 4427 83rd Ave NE, Marysville, WA 98270
Project Description: 67 Lots – PRD

Regarding: Applicants response to Technical Review Letter for Preliminary Plat,

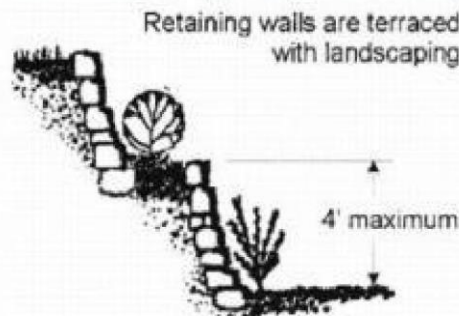
Dear Ms. Hess:

This letter serves as the Applicant's formal response to the 2nd technical review comments received from the City on February 29th, 2024 the comments are in response to the project submittal received by the city on February 14th, 2024 and determined complete To ensure that each of the comments have been responded to, we have incorporated each of the comments along with the Applicant's response to each below.

Binding Site Plan/ Planned Residential Development Comments

1. 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. Walls on lots 4, 38-43, 18, 10, 57, and 5, as well as some others, have walls exceeding 4 feet. ***These will need to be terraced per the standard below and*** depicted on the plans. The landscape plan does not depict plantings that will screen many of these proposed walls.

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



Applicant Response: Blank wall landscaping has been provided on Lots 4, 39, a portion of 43, 47, 21 and 20. Walls on other lots are either less than 4 feet or they are not visible from the street or adjacent



property. In many cases the road is higher than the adjacent property and therefore any retaining wall does not need to be screened.

Open Space Comments

2. Prior to civil construction plan approval, please provide a detail of the 5-foot asphalt walking path.

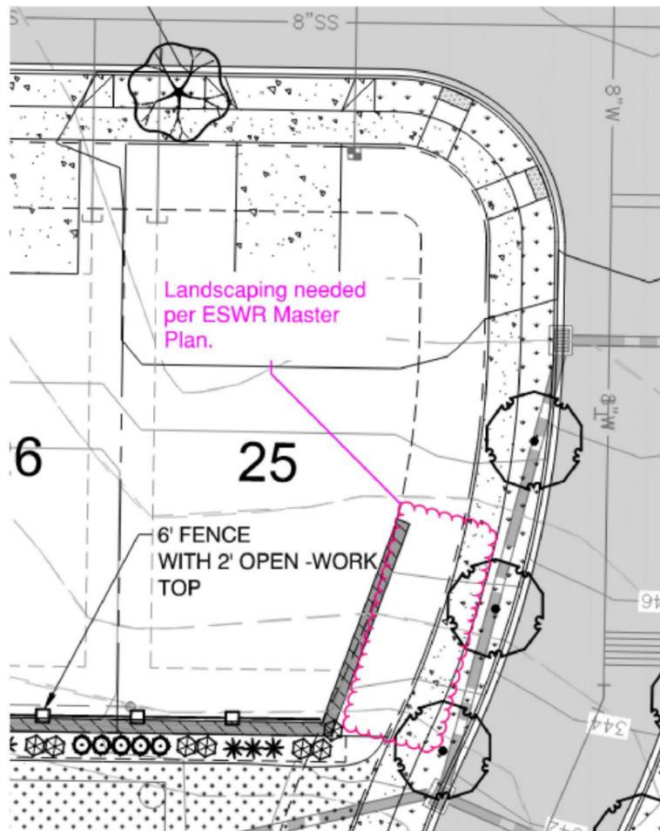
Applicant Response: Asphalt path detail provided on the Civil plan.

Landscaping Comments

3. In development configurations where side yard abut a street, fences taller than 3-1/3 feet shall be setback as 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.

Additional landscaping is needed along the wall on the southern portion of lot 25.

Applicant Response: Additional landscaping has been provided along the wall on lot 25 adjacent Road B.





Traffic Engineering 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.

Applicant Response: A revised traffic impact analysis, dated March 7, 2024, has been provided and identifies that neither County nor State traffic impact fees are required. The applicant can provide additional responses, if needed, once comments from the County and State are provided.

2. A Traffic Impact Analysis(TIA) will be required
 - a. Single family homes Trip Generation shall be 1PM peak hour trip per unit consistent with development of Traffic Impact Fee (TIF) calculations.
 - i. 67 Single Family Home generate 67 PM Peak Hour Trips.

Applicant Response: The March 7, 2024 includes an updated trip generation to account for 1 PM peak-hour trip per unit, resulting in 67 PM peak-hour trips.

- b. 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 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.**

Applicant Response: The March 7, 2024 includes a revised intersection level of service to account for the change to Sunnyside School Road and combines the turning movements at the 44th Street NE intersection.

- c. TIA Update or addendum shall be required upon 83rd Ave NE frontage.

Applicant Response: The March 7, 2024 TIA addresses the 83rd Avenue NE frontage, specifically the intersection with 44th Street NE.

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 be site specific and identify with dimensions existing and proposed pavement width with channelized lane widths to ensure that roadway will be constructed to standard.

Applicant Response: The project has provided a half road section along the project frontage based on standard plan 3-201-004. The proposed half section would provide 24 feet of roadway (from centerline to face of curb), this is reflected in the section on sheet 2 of 14.

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. Define intent/purpose of temporary extruded curbing on half street of 44th St NE? this is not typically installed nor desirable.
 - ii. 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.
 1. Suggested ROW shall be recommended as 5' behind sidewalk around radius from outside extent of curb ramps

Applicant Response: i. The half section for 44th Street is identified as Road A on the plan section. No extruded curb is proposed. ii. 3.5ft of ROW has been provided along 83rd. There is sufficient utility easement around the corner to accommodate a traffic signal or provide a camphor on the ROW.

5. 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.

Applicant Response: Noted

- b. Spacing of fixtures should be approximately 180'-220'

Applicant Response: Noted

- 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.

Applicant Response: Noted



6. A signing and channelization plan shall be required as part of civil construction plans.

Applicant Response: Noted. A channelization plan will be provided with construction plans.

Let us know if you have any questions. We believe the submitted items have shown code compliance and are sufficient for approval.

Best Regards,

A handwritten signature in blue ink, appearing to read "Mark Villwock".

Mark Villwock
Vice President LD Operations