



**MARYSVILLE**  
**COMMUNITY**  
**DEVELOPMENT**

(360) 363-8100

Community  
Development  
80 Columbia Avenue  
Marysville, WA 98270

March 15, 2022

Merle Ash  
Land Technologies, Inc.  
18820 3<sup>rd</sup> Avenue NE  
Arlington WA 98223

Re: Gemmer PRD, 1125 & 1507 172<sup>nd</sup> Street NE (PA22-007)

Dear Merle,

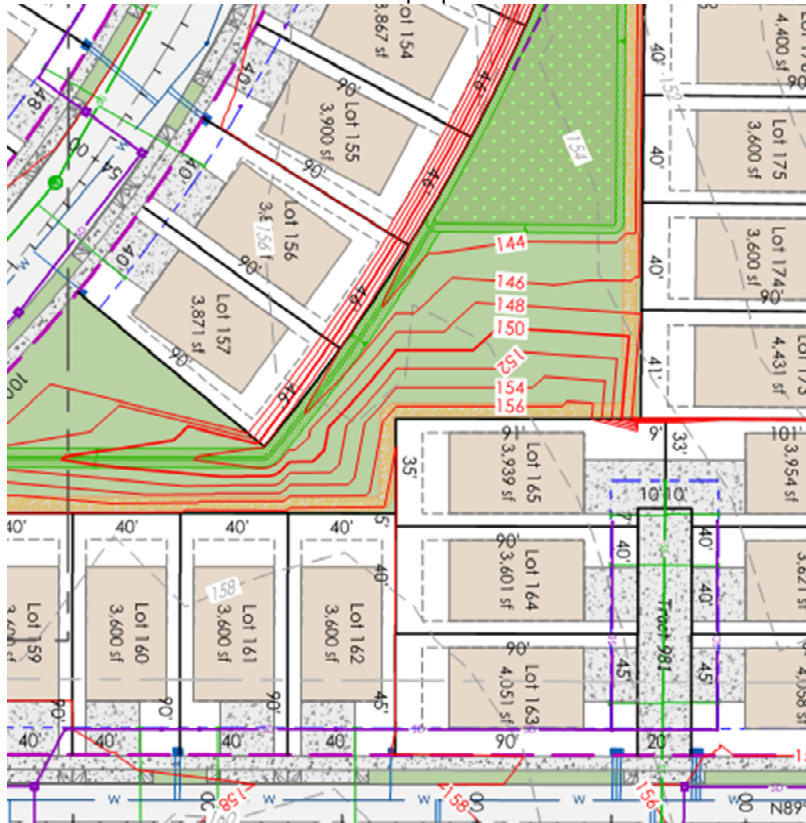
Thank you for your project submittal. Upon first review of the above-referenced project, the Planning Division has the following comments/requirements. **Comments 1 through 23, and any major design or layout comments from other departments, will need to be addressed prior to the project being scheduled for consideration by the Hearing Examiner.**

1. Prior to issuing SEPA, comments pertaining to the environment must be addressed, a traffic concurrency recommendation must be issued by the City Engineer, and a letter accepting the traffic concurrency recommendation must be submitted to the City by the applicant. A traffic concurrency recommendation will be provided when the project's traffic impacts and any major road layout comments are resolved. The SEPA determination must be issued prior to scheduling the proposed plat and concurrent rezone for consideration by the Hearing Examiner.
2. The application materials indicate that a boundary line adjustment application will be submitted; however, it does not appear that the BLA has been submitted to-date. The BLA will need to be processed concurrently with the overall land use application, and will be subject to review by the City's Hearing Examiner. Please submit the BLA application with the resubmittal.
3. Please remove file number PreA21-050 on all sheets and replace with PA22-007.
4. The guest parking spaces located on the curve of road A shall be eliminated (spaces G197-208) as it does not meet MMC 22G.080.080(2)(b)(iv), and may cause safety/sight distance issues.
5. Tract 590 appears to be for future right-of-way (ROW) dedication, though it is not included in the Tract Designation Table on sheet P3 of P5. ROW dedication and necessary improvements are required at time of plat development and cannot be set aside for future (see comments from Jesse Hannahs and Shane Whitney).
6. Pursuant to MMC 22G.090.050(1), all contiguous parcel of land, regardless of date of acquisition or location in different lots, tracts, parcels, tax lots or separate government lots, that are to be subdivided shall constitute a single subdivision. The following tax parcels will need to be included with this application: 31051900400900, 31051900401100, and 31051900401000.
7. Prior to completing review/approval of the critical area report submitted by Sewall Wetland Consulting, Inc. has the following deficiencies that need to be addressed:
  - A scaled map identifying/depicting the wetland(s) boundaries and associated buffers will need to be submitted (consistent with the wetland delineation checklist). This request was also sent directly to Sewall Consulting.
  - The existing condition of the buffers shall be assessed and a recommendation for enhancement provided (if warranted by existing conditions).
8. The critical areas buffer/Native Growth Protection Area (NGPA) portion of the wetland and buffers should be labeled as an NGPA on the site plan.
9. Pursuant to MMC 22G.080.100(4)(e), open space shall include a minimum of one large recreational amenity or two small recreational amenities per one-quarter acre of active recreation space. Small recreational amenities include commercial-grade benches, picnic tables, small play equipment, and similar amenities. Large recreational amenities include

<sup>1</sup> Gemmer PRD, first technical review comments (PA22-007)

commercial-grade half sport courts, large play equipment, gazebos, and similar amenities. Please provide the total number of large and small amenities to be provided.

10. The reference to 'Active Open Space on Public Roads' is somewhat confusing and it is not clear why it is included. Please provide further explanation, or remove if not necessary.
11. Tract 985 may need to be revised depending on the actual amount of ROW needed for construction of the Round About (RAB) at the intersection of 172<sup>nd</sup> Street NE and 11<sup>th</sup> Avenue NE (see comments from Jesse Hannahs and Shane Whitney). Revised open space calculations may be needed if the size/shape of this tract is changed.
12. It does not appear that the topography adjacent to lots 165 and 173 in Tract 997 is compatible with a playground as is indicated on the landscape plan.



13. Please see comments from Jesse Hannahs regarding ROW dedication, required construction of frontage improvements and roundabouts. ROW dedication for all improvements shall be required concurrent with this application.
14. Please see comments from Gurpreet Dhaliwal with Snohomish County regarding traffic mitigation fee calculation error, and revise accordingly.
15. The small strip of land between lots 73, 74, 75 86, and 87 should be removed, as it is likely to become 'ownerless' and is not consistent with the CPTED standards.



16. Pursuant to LNMP Appendix A, Section B.3(2)(a), **"The street edge shall be defined with buildings, landscaping or other features. Primary building entrance(s) shall face the street unless it is not feasible due to parcel size, topography, environmental conditions, or other factors as determined by the director, and alternate design elements are incorporated into the facade which enliven the streetscape.** Buildings with individual ground floor entries should face the street and/or common open space to the extent possible. Buildings shall provide windows that face the street to provide "eyes on the street" for safety. To meet this requirement, at least 15 percent of the facade facing the street shall be occupied by transparent windows or doors." **The standards cited require that single family residences have an orientation towards the street including entrances, pedestrian pathways, windows, etc. Specific direction is provided in comment 18 below.** On a case-by-case basis, the Director may allow landscaping/fencing in a permanently maintained easement in place of homes being oriented towards roadways. Final determination of the orientation of lots along 11<sup>th</sup> Avenue NE will be reviewed/determined at a later date.
17. On the interior plat roads, the single family residences should face the street. Where side yards need to abut the street along arterials or the interior plat roads, an architectural approach similar to what is shown below should be proposed in lieu of the house facing the street. In the example below, the front of the house is oriented towards the auto court while the elevation that faces the street has variation in siding, windows, trims, and a gable entry feature with decorative posts that gives the sense of the house being oriented towards the street. On lots that take access off of an auto court that have a side yard abutting the street, a pedestrian pathway should be provided to the street and auto court (lots 84, 89, 163, 168, and 145). This orientation, coupled with a pedestrian pathway that connects both towards the autocourt and the sidewalk along the street side of the interior plat roads, meets the intent of the Lakewood Neighborhood Master Plan design guidelines, and preserves private back yards.



18. Please see comments from Assistant Fire Marshall, David VanBeek, regarding a required cul-de-sac turnaround at the dead-end of Road A. Please see comments from Jesse Hannahs regarding roadway connections.
19. Panhandle lots; the minimum width for a panhandle access is 20 feet. Please amend lots 67, 73, 113.
20. Pursuant to the *Lakewood Neighborhood Master Plan* (LNMP) Appendix A, Section B.12, *Street connectivity*: (1) The street system of proposed development shall be designed to connect with existing, proposed, and planned streets outside of the development. Wherever a proposed development abuts unplatted land or other land with the capability of being further subdivided, street stubs shall be provided to allow access to future abutting subdivisions and to logically extend the street system into the surrounding area. All street stubs shall be provided with a temporary turnaround unless specifically exempted by the fire Marshall, and the restoration and extension of the street shall be the responsibility of any future developer of the abutting land. (3) New development shall provide an integrated and connected network of streets to provide "direct" walking route options, orientation, a sense of place, and multiple travel route options. A street network dominated by long, irregular loop roads and cul-de-sacs is not appropriate. Blocks shall be designed to provide vehicular connections at intervals no greater than 600 feet and pedestrian access at intervals no greater than 300 feet (200 feet is preferred). **Amend the plans to provide pedestrian connectivity consistent with this requirement. Amend the plans to include connections to 172<sup>nd</sup> Street and adjacent**

**parcels as noted by Jesse Hannahs and Shane Whitney.** A crosswalk on 172<sup>nd</sup> Street, near the Gas Station's western driveway, will be required.

21. Pursuant to MMC Section 22G.080.070, the single-family residential lots shall have at least 200 square feet of private open space set aside as private space for that dwelling unit. No dimension of such open space shall be less than 10 feet. **Please delineate the open space for each lot.**
22. **The following revisions to the landscape plan are needed:**
  - Pursuant to MMC Section 22G.080.050(2)(i), "Landscaping shall be provided for public and semi-public spaces and shall integrate them with private spaces. Landscaping shall create a pleasant streetscape and provide connectivity between homes and common areas using trees, shrubs, and groundcover through the development and providing for shade and visual relief while maintaining a clear line of sight throughout the public and semi-public spaces." Please amend the plans to provide landscaping meeting the intent of this provision.
  - Pursuant to MMC Section 22G.080.100, "Fencing and/or landscaping shall separate, while maintaining visual observability of, recreation areas from public streets, parking areas and driveways." Please amend to provide.
  - Street trees will be required along 11<sup>th</sup> Avenue NE, any portion of 172<sup>nd</sup> Street NE that requires improvement, and internal plat roads.
  - Please provide details on any trails/paths, surfacing, paving, etc. that is proposed in the open space areas. Trails must be a minimum of five feet wide, meet Americans with Disabilities Act (ADA) standards, and be improved with an appropriate all-weather surface (gravel does not qualify).
23. Pursuant to LNMP Appendix A, Section B.3, *Site and building design standards*, subsection 5: The development will be required to demonstrate compliance with the Site Design Utilizing Crime Prevention through Environmental Design (CPTED) Principles. The following CPTED strategies shall be incorporated into the building design and site layout. Please provide a brief written narrative response that addresses these criteria and amend the plans, as necessary.
  - Access Control. Guidance of people coming and going from a building or site by placement of real and perceived barriers. Provision of natural access control limits access and increases natural surveillance to restrict criminal intrusion, especially into areas that are not readily observable.
  - Surveillance. Placement of features, uses, activities, and people to maximize visibility. Provision of natural surveillance helps to create environments where there is plenty of opportunity for people engaged in their normal behavior to observe the space around them.
  - Territoriality/Ownership. Delineation of private space from semi-public and public spaces that creates a sense of ownership. Techniques that reduce the perception of areas as "ownerless" and, therefore, available for undesirable uses (see comment 15 above).

**The following comments are provided for informational purposes at this time:**

24. Please see comments from Shane Whitney regarding current lack of sewer availability.
25. Prior to final PRD subdivision approval, the applicant shall submit to the city, for its approval, covenants, deed restrictions, homeowners' association bylaws, and/or other documents providing for preservation and maintenance of all common open space, parking areas, walkways, landscaping, signs, lights, roads and community facilities at the cost of the property owners in the PRD consistent with MMC Section 22G.080.120. All common areas and facilities shall be continuously maintained at a minimum standard at least equal to that required by the city, and shall be approved by the city at the time of initial occupancy.
26. Please see comments from Scott Ritterbush, Planning Project Manager for Community Transit, related to future bus stops.
27. Please see comments from the Lakewood School District regarding the proposal.
28. Prior to civil construction plan approval, the applicant shall demonstrate that the natural topography of the site is preserved to the extent feasible, and that the proposal complies with the design criteria outlined in MMC Section 22D.050.030(4). The applicant shall design the project to ensure a smooth transition to neighboring sites.
29. Overhead utilities on all frontages on 172<sup>nd</sup> Street and 11<sup>th</sup> Avenue shall be placed underground.

30. Shared access driveways/autocourts will be required to be paved with concrete, colored concrete, or similar decorative paving. This note will need to be added to the civil construction plans.
31. The applicant shall be required to obtain all necessary Federal, State and local permits for any critical area or buffer impacts prior to commencing construction.
32. Decorative street lighting shall be provided where required by the City's Traffic Engineer Manager pursuant to LNMP, Appendix B, Section B.1, Decorative Street Lighting Standards.
33. The project will be subject to *Lakewood Neighborhood Master Plan, Appendix A – Design Standards*.
  - *B.8 Maintenance or dedication of open space*
  - *B.11 Fences*
  - *B.12 Street Connectivity*
34. Prior to beginning construction, the applicant shall prepare an arborist report for the project that evaluates any on-site trees that are proposed for retention that are within striking distance of project improvements, and any off-site or shared trees that are located along the common property lines. During project construction, a certified arborist may be required to monitor impacts to trees along the shared property lines. Prior to a final plat approval, a certified arborist shall do a final evaluation of the trees that will be retained along the common property lines and make a written recommendation in regards to the treatment of the treed areas.
35. To provide the best protection for trees within the on-site critical areas that may be impacted during the construction stage, the applicant shall install a temporary, five-foot high, orange clearing limits construction fence in a line generally corresponding to the drip line of any significant tree(s) to be retained. No construction will be permitted within the dripline of trees identified to be saved. All such fencing shall be installed and inspected by the Community Development Department prior to commencement of site work.
36. A landscape maintenance security shall be required for a minimum duration of two growing seasons (March through October). Invoices/receipts shall be submitted when the landscaping work is complete so that a security amount can be calculated. The security will be required to be on forms provided by the Community Development Department, and will be required to be submitted prior to final plat approval (see MMC Section 22C.120.060).
37. A wetland maintenance security will be required pursuant to MMC Section 22E.010.160(2). The security shall be provided for a period of five years and monitoring reports shall be submitted per the schedule outlined in MMC Section 22E.010.160(2). Invoices/receipts shall be submitted when the mitigation work is complete so that a security amount can be calculated. The security will be required to be on forms provided by the Community Development Department, and will be required to be submitted prior to final plat approval (see MMC Section 22C.120.060).
38. The critical areas and associated buffers shall be placed in a separate tract (Native Growth Protection Area or NGPA tract) on which development is prohibited. The location and limitations associated with the critical area and its associated buffer shall be shown on the face of the deed or plat applicable to the property and shall be recorded with the Snohomish County Auditor as required by MMC Section 22E.010.350(2).
39. Wetland fencing and signage shall be installed adjacent to the protected NGPA tract. Two-rail fencing shall be constructed with pressure treated posts and rails and cemented into the ground with either cedar or treated rails. Signs designating the presence of an environmentally sensitive area shall be posted along the buffer boundary at a minimum rate of one every 100 lineal feet (see MMC Section 22E.010.370).

Please contact me at 360.363.8215 or [ahess@marysvillewa.gov](mailto:ahess@marysvillewa.gov) if you have any questions.

Sincerely,

*Amy Hess*

Senior Planner

CC: Chris Holland, Planning Manager



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

## MEMORANDUM

To: Amy Hess, Senior Planner

From: Shane Whitney, Civil Plan Reviewer

RE: Gemmer PRD, File# PA22-007  
Proposed 182-lot PRD Subdivision, utilizing residential density incentives, and associated improvements. Proposed Boundary Line Adjustment to align split zoned parcel with proposed development.

1125 and 1507 172<sup>nd</sup> Street NE & Parcel #'s 31051900400900, 31051900401100

Date: 3/15/2022

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

1. **Existing utilities:**

- a. Sanitary sewer: A sewer extension is proposed in the next few years from 164<sup>th</sup> ST NE north, along the east side of the Railroad tracks. There is existing sewer along 172<sup>nd</sup> ST NE but is unfortunately at capacity.
  - b. Water: There currently is a 12" cast iron water main running along 172<sup>nd</sup> ST NE and can be found on record drawing W775.
  - c. Storm: Storm currently runs along 172<sup>nd</sup> ST NE and can be found on record drawing RD282.
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 172<sup>nd</sup> ST NE and along 11<sup>th</sup> Ave NE.
  - b. Water and storm currently front the project along 172<sup>nd</sup> ST NE but will need to be extended along 11<sup>th</sup> Ave NE.
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. For the required improvements of 172<sup>nd</sup> Street NE, the Traffic Engineer has provided the required guidance within his response letter.

- b. 11<sup>th</sup> Ave NE is considered a local access street and should be build compliant with SP 3-202-002 of the EDDS.
- c. All required frontage improvements shall be constructed prior to final plat approval.

**4. Dedication Requirements:**

- a. Dedication requirements will vary along 172<sup>nd</sup> in accordance to the Lakewood Neighborhood Master Plan. There are three sections of this development that will need to be dedicated. The piece furthest to the west will require a 12.5' dedication. The section west of the Gas Station will require a 4.5' dedication and the section east of the Gas Station will require a 4.5' dedication.
- b. It appears that 11<sup>th</sup> Ave NE has an adequate dedication already in place.
- c. Any additional area for the future roundabout at 172<sup>nd</sup> and 11<sup>th</sup> shall be added as necessary.
- d. The new City streets shall be dedicated to the City. In addition, the Traffic Engineer has noted that additional connection opportunities to adjacent properties will be necessary.
- e. The roadway that will be improved along the gas station will also need to be dedicated to the City.

**5. Access:**

- a. The new service roads for a PRD shall be constructed to SP 3-218-001 of the EDDS.
- b. 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 serve 6 lots maximum and shall not access from an arterial street or from a cul-de-sac.
- c. The southern access onto 11<sup>th</sup> Ave will need to meet the spacing requirement from the future roundabout.
- d. The minimum width of a residential driveway is 12-feet and the maximum is 26-feet. Curb cuts for driveways shall be limited to a 20 foot maximum.
- e. Please provide a conceptual drawing of the roundabout located at the intersection of 11<sup>th</sup> Ave NE and 172<sup>nd</sup> St NE.
- f. Please note that the Lakewood Neighborhood Master Plan includes a crosswalk located near the Gas Station's western driveway (proposed new access street).

**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 2012 Ecology Manual as amended in 2014. In the next submittal we will require the following revisions be made to the stormwater site plan:
  - Please supply a pre and post developed basin map.

- In the narrative portion, there was note of a bypass basin but I was unable to see in the calculations where the bypass was modeled or that the increased runoff was being accounted for within the sites stormwater system.
  - It may be necessary to either change the grading on the north lots or install some type of interceptor to ensure that we don't push runoff to the adjacent parcel.
  - A conveyance analysis will be necessary at time of the civil submittal.
- b. A geotechnical report was submitted.
  - c. The maximum allowed impervious surface lot coverage for a PRD is 70%.

Other Comments:

7. The overhead utilities along 11<sup>th</sup> Ave NE shall be placed underground.
8. 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.
9. As the Sather project is not currently proposing to extend sewer in 19<sup>th</sup> Ave. NE, the project does not have a clear path for sewer availability.
10. A complete comprehensive review of the plans and stormwater site plan will be completed with the civil plan submittal.
11. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.
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 = 1 week
  - 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) 363-8280 or at [ksimon@marysvillewa.gov](mailto:ksimon@marysvillewa.gov).

cc: Ken McIntyre, PE, Development Services Manager



# Marysville Fire District

**YOUR RISK PREVENTION TEAM**  
1094 Cedar Avenue, Marysville WA 98270

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

To: Amy Hess, Senior Planner  
From: David VanBeek, Assistant Fire Marshal  
Date: March 14, 2022  
Subject: PA22-007 Gemmer PRD 1125 & 1507 172<sup>nd</sup> St NE

I have completed a first review of the site and civil plans for this project, proposing development of a 29.21-acre site for a PRD with 182 lots. *Revision of the civil water plan will be required.*

The plans show construction of internal public roads, with three external connections, having two connections from 11<sup>th</sup> Ave NE, and one from 172<sup>nd</sup> St NE. The internal roadways and access tracts proposed appear to provide adequate fire access to all lots. The 28' roadways and 20' access tracts must comply with the city EDDS requirements. *Access appears acceptable.*

The plans include a preliminary utility plan with six fire hydrants shown. The hydrant plan is deficient. Additional fire hydrants will be required, with one required at all intersections, and additionally between intersections to achieve spacing of no more than 600' apart maximum. *Estimate ten fire hydrants will be required.*

The City GIS water map shows a 12" water main and hydrants existing along the 172<sup>nd</sup> St NE frontage, but no water main or hydrants along the 11<sup>th</sup> Ave NE frontage. Water main extensions with approved fire hydrant locations are required internally, and along the 11<sup>th</sup> Ave NE frontage. *Maximum hydrant spacing is 600' apart.*

No information about available fire flow is provided for any fire hydrants near this site. The minimum fire flow required for the site is 1,000 gpm for SF residential use.

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

1. 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.
2. Any fire code required construction permits (IFC section 105.7) are obtained through Marysville Community Development at 80 Columbia Avenue.
3. 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.
4. The city address committee should determine road names and address numbers for the lots.
5. 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.

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6. 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 SF fire area.
7. The minimum required fire flow for dwellings exceeding 3,600 SF fire area is 1,500 gpm.
8. Fire hydrants on an approved circulating/looped water main extension are required within the site for this development. Provide water main extensions with hydrants along the new roadways and at all road intersections in approved locations, with maximum spacing of 600 feet apart. Fire hydrants with approved water supply and access must be in service prior to building construction. Estimate that ten hydrants minimum will be required.
9. Fire hydrants shall comply with city Water Design Standard 2-060 Hydrants, including 5" Storz fittings, plans show incorrect 4" Storz fittings.
10. Provide blue reflective hydrant markers in the roadways, located four inches off the centerline, on the hydrant side of the roads.
11. 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.
12. 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.
13. Where residential fire sprinklers may be required the developer should install a water service per Standard Plan 2-090-001 Full 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 3/4" water meter will suffice then all that is required is to install two reducer bushings with the 3/4" water meter. A single service tap should be used where sprinklers are required, not a double service installation.
14. Recommend the homes constructed here have fire-resistant exterior construction (such as Hardiplank type siding).
15. Access planned appears adequate for fire apparatus. Access of 20-28' wide is shown on the plan. A minimum 26 feet wide fire apparatus access is required in the immediate vicinity of any building more than 30 feet in height for ladder truck operations, and within 20 feet on both sides of fire hydrants.
16. A minimum 20 feet wide fire apparatus access is required to extend to within 150' of all exterior portions of buildings. Shared driveways and autocourts require minimum 20' wide paved driveway surfaces, or residential fire sprinkler systems may be installed to mitigate a reduced driveway access.
17. Recommend the roadways be posted "NO PARKING" where needed to maintain unobstructed emergency access.
18. An adequate access route for fire apparatus must be in service prior to any building construction. Minimum 20' wide paved roadway is required for fire access.
19. A minimum 26 feet wide fire apparatus access is required in the immediate vicinity of any building more than 30 feet in height for ladder truck operations, and within 20 feet on both sides of fire hydrants.
20. Turnaround provision is required for dead-end access in excess of 150 feet long. Turnarounds shall comply with city standard plans. A cul-de-sac turnaround should be provided on the Road A dead-end as proposed.

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21. 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 paved fire apparatus access roadway.
22. No phasing of the project is proposed. Any phasing of the project will need to provide external access for the development that meets municipal code requirement for at least two separate access roads for developments exceeding 30 dwellings:

*MMC 9.04.503.1.5 Section 503.1.5 – One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved, unobstructed fire apparatus access roads and shall be placed a distance apart equal to not less than one half of the length of maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Exceptions: 1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 access from two directions shall not be required. 2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.*

Sprinklers shall be provided in all homes to use exception 1, and future access road connections must be provided concurrently with this development to use exception 2.

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**MARYSVILLE**  
PUBLIC WORKS

## MEMORANDUM

TO: Amy Hess – Senior Planner

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

DATE: March 14, 2022

SUBJECT: PA 22-007 – Gemmer PRD

I have reviewed the Site Plan submittal for the proposed Gemmer PRD at 1125 & 1507 172<sup>nd</sup> 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.
    - i. Trip Generation:
      1. Trip Generation shall be assumed for full buildout of all contiguously owned parcels and/or portions of parcels.
    - b. TIA should follow City guidelines to be provided.
      - i. Intersection Analysis:
        1. WSDOT may request analysis of I-5 Interchange signalized intersections on 172<sup>nd</sup> ST NE (SR 531).
        2. The City of Arlington/WSDOT may request intersection analysis for Smokey Point Blvd. & 172<sup>nd</sup> ST NE (SR 531).
    - c. TIA shall include analysis of full buildout of all contiguously owned parcels including portion of property(s) zoned mixed use and existing gas-station.
      - i. Trip generation should be assumed to maximum density likely to be constructed in order for TIA to not be required for substantial update if final development trip generation is greater than that assumed for this TIA.
    - d. Mitigation:
      - i. As TIA currently is evaluated with Trip generation not including all contiguously owned parcels, construction of 172<sup>nd</sup> ST NE (SR 531) & 11<sup>th</sup> Ave NE and 172<sup>nd</sup> St NE (SR 531) & 19<sup>th</sup> Ave NE roundabouts will be required.
  - 3) Frontage improvements shall be required upon all frontages of all contiguously owned parcels including gas station parcel with roadways of 11<sup>th</sup> Ave NE and 172<sup>nd</sup> ST NE frontage improvements required including additional asphalt pavement, curb, gutter, landscape strip, sidewalk and street lighting.
    - a. 11<sup>th</sup> Ave NE:

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Marysville, WA 98270

- i. Roadway shall be per EDDS Standard Plan for 50' ROW residential roadway with 28' of asphalt width including curb/gutter, landscape strip, sidewalk and street lighting.
  - b. 172<sup>nd</sup> ST NE:
    - i. Roadway shall be per EDDS Standard Plan 3-201-005 with three lanes including curb/gutter, landscape strip, 12' multi-use paths on both sides and street lighting.
    - ii. Frontage improvements upon 172<sup>nd</sup> St NE near BNSF mainline must be compatible with City effort to establish a future Quiet zone at the at-grade crossing.
  - c. 172<sup>nd</sup> ST NE & 11<sup>th</sup> Ave NE Roundabout:
    - i. Comp Plan calls for a four leg single-lane roundabout at this location.
    - ii. Development shall be required to provide preliminary design of the roundabout in order to determine footprint and thus necessary ROW for full construction.
    - iii. Development shall be required to construct roundabout.
  - d. 172<sup>nd</sup> ST NE & 19<sup>th</sup> Ave NE Roundabout:
    - i. Comp Plan calls for a four leg multiple (east of 19<sup>th</sup> Ave NE)/single (west of 19<sup>th</sup> Ave NE)-lane roundabout at this location.
    - ii. Development shall be required to construct roundabout if other developments required to construct roundabout do not construct prior to the Gemmer Development.
- 4) Lakewood Master Plan designated Connector Roadways or City approved alternates shall constructed upon development parcels as portion of development internal roadway system including:
  - a. 176<sup>th</sup> ST NE from 11<sup>th</sup> Ave NE to 19<sup>th</sup> Ave NE
  - b. 174<sup>th</sup> ST NE from 11<sup>th</sup> Ave NE to 19<sup>th</sup> DR NE
  - c. 12<sup>th</sup> Ave NE from 172<sup>nd</sup> ST NE to 176<sup>th</sup> ST NE
  - d. 19<sup>th</sup> DR NE from 172<sup>nd</sup> ST NE to 176<sup>th</sup> ST NE
  - e. Internal roadway structure shall provide for ability to serve future development of adjacent parcels with access other than directly to 172<sup>nd</sup> St NE.
- 5) Arterial Access Management Standards apply per EDDS Section 3-301:
  - a. 11<sup>th</sup> Ave NE full access shall be spaced a minimum of 250' from the roundabout at 172<sup>nd</sup> St NE & 11<sup>th</sup> Ave NE.
  - b. Access points/public road connections onto 172<sup>nd</sup> ST NE (SR 531), in addition to the City are subject to review/approval from WSDOT.
    - i. Proposed access points/public road connections onto 172<sup>nd</sup> ST NE shall align with existing driveways and/or public roadways or meet spacing criteria.
      - 1. While the Lakewood master plan designates 12<sup>th</sup> Ave NE to be located along western boundary of 1507 172<sup>nd</sup> Ave NE property, proposed location to immediate west of gas station aligned with Lakewood High School driveway is likely more ideal.
        - a. Existing access to gas station under proposed layout should be required to be provided as a public roadway upgraded to City standard.

- 6) Per EDDS 3-506, street lighting will be required upon all public street frontages as part of civil construction plans.
  - a. Street lighting on 172<sup>nd</sup> ST NE shall be required as decorative style street light assemblies with LED fixtures to match existing fixtures on each street.
    - i. 172<sup>th</sup> ST NE shall be designed as Principal Arterial/Commercial.
    - ii. Fixtures would be Lumec Renaissance Series per to be provided City Specification.
      1. Specification should be requested via emailed to [jhannahs@marysvillewa.gov](mailto:jhannahs@marysvillewa.gov)
      2. PUD street lighting shall not be installed in Lakewood area upon arterial or connector roadways.
    - iii. Lighting design shall incorporate fixture wattage to match those already installed upon each respective roadway.
    - iv. Photometric layouts shall be required for design with photometrics consisting of staggered lighting on both sides of each roadway and development to install only street lighting on frontage side of each roadway.
  - b. Street Lighting upon residential streets of 11<sup>th</sup> Ave NE and all internal roadways 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 shall be provided by the City for inclusion within the PUD site electrical plans for City review.
    - iv. Contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or [wehaugen@snopud.com](mailto:wehaugen@snopud.com) for more information regarding PUD street lighting.
- 7) Channelization and Signing Plan shall be required as part of civil construction plans for all public roadways.



**MARYSVILLE**  
PUBLIC WORKS

## MEMORANDUM

TO: Amy Hess, Associate Planner

FROM: Brooke Ensor, NPDES Coordinator

DATE: 3/10/2022

SUBJECT: PA22-007 Gemmer PRD

1. The City has adopted the 2012 Stormwater Management Manual for Western Washington, as amended in 2014 (2014 Manual), as our design standard. All projects must conform to these standards and use Low Impact Development techniques when feasible.
2. If your project triggers Minimum Requirement #6 Runoff Treatment, please refer to Marysville Municipal Code section 14.15.050 for treatment type thresholds.
3. Surface Water capital improvement charges will apply to your project. Refer to code section 14.07.010 for more information.
4. For residential projects triggering minimum requirements #6 Runoff Treatment and #7 Flow Control, the stormwater facility lot will be dedicated to the HOA when park amenities are provided on the lot. Landscaping will be the responsibility of the HOA to maintain. The City will receive an easement to maintain the hard infrastructure. This policy may be modified depending on facility design.
5. City requirements do not negate any other state or federal requirements that may apply.
6. Bio-Cells A, C and D control structures are not accessible for maintenance. Please provide access to these structures.
7. Clarify or revise
  - Page C6 has labels for a Bio-Cell floor elevation on Tracts 991, 994, 993, 995, and Lot 158. The following pages do not show bio-cells in those locations.
  - Pg C15, CB-1004 On the profile it shows the east out pipe elevation at 153.3 but the bioretention bottom is listed at 154.00.
  - The geotech report indicates that groundwater or perched groundwater was intercepted between 1.5 and 3.75 feet below grade. It is unclear if the underdrains for these stormwater facilities will intercept and collect that water.

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If you have questions regarding these comments, please contact me at 360-363-8288 or [bensor@marysvillewa.gov](mailto:bensor@marysvillewa.gov).

cc: Matt Eyer, Storm/Sewer Supervisor



**MARYSVILLE**  
PUBLIC WORKS

## MEMORANDUM

TO: Amy Hess, Associate Planner

FROM: Brad Zahnow, Development Services Technician

DATE: March 4, 2022

SUBJECT: PA22-007 Gemmer PRD  
1125 & 1507 172nd Street NE  
APN: 31051900400900 and 31051900401100

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### **Residential 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 172<sup>nd</sup> St NE will be assessed at \$2.25/ft. of frontage.

### **ULID/LID Fees**

No ULID/LID fees are applicable to this project.

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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.

## Amy Hess

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**From:** Development Review <Development.Review@commtrans.org>  
**Sent:** Friday, March 11, 2022 5:34 PM  
**To:** Amy Hess  
**Cc:** Shawn Nakano  
**Subject:** [External!] Accepted: [Ex]:Request for Review - Gemmer PRD (PA22007)

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Amy,

Thank you for the opportunity to comment on the Gemmer PRD. We currently have a substandard bus stop on westbound 172<sup>nd</sup> St NE just west of 11<sup>th</sup> Ave NE. We would like to find a way to upgrade the bus stop. The Gemmer development may provide a near term opportunity, but a future improvement (roundabout or signal) to the 11<sup>th</sup> Ave intersection may provide the best opportunity for a long term or more permanent bus stop improvement. Is it possible that the intersection at 11<sup>th</sup> could get upgraded soon?

In general, we prefer to have our bus stops far side of intersections, but on occasion, we serve near side bus stops. We do also have mid-block bus stops in our system, but with Lakewood HS on the south side of the street we would not want to create a situation mid-block where multiple students may try to hop off the bus and run directly across the street. With that in mind, could a bus stop be incorporated near side of 11<sup>th</sup> as part of the Gemmer development? One other thought, has the City considered possibly adding a mid-block ped crossing along the stretch of 172<sup>nd</sup> between 11<sup>th</sup> and the Shell Station?

We look forward to discussing this issue further with you folks.

Thank you,

-Scott

*Scott Ritterbush, Planning Project Manager*  
Community Transit  
Phone (425) 521-5341  
Cell Phone (425) 327-0201  
Email - [sritterbush@commtrans.org](mailto:sritterbush@commtrans.org)

## Amy Hess

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**From:** Dhaliwal, Gurpreet <Gurpreet.Dhaliwal@co.snohomish.wa.us>  
**Sent:** Friday, March 4, 2022 4:51 PM  
**To:** Amy Hess  
**Subject:** [External!] RE: Request for Review - Gemmer PRD (PA22007)

External Email Warning! Use caution before clicking links or opening attachments.

Hi Amy,

It seems that the developer needs to revisit and resubmit the calculations.

There are two options cited in the ILA to calculate the mitigation fee – it appears that the developer chose option one citing the Transportation Needs Report (TNR) but probably performed the calculations based on option 2. The option 1 uses PM Peak Hour Trips (PHT) whereas option 2 uses Average Daily Trips (ADT). For option 1, Exhibit 3 in ILA shows the steps to calculate mitigation fee, whereas Exhibit 2 helps calculating fee for option 1.

Thank you,

**Gurpreet Dhaliwal** | *Engineer II*

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

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

**From:** Amy Hess <ahess@marysvillewa.gov>

**Sent:** Monday, February 28, 2022 7:50 AM

**To:** John Dorcas; David VanBeek; TMaloney; Ken McIntyre; Brad Zahnow; Tara Mizell; Bradley Akau; Brooke Ensor; Max Phan; Jesse Hannahs; blaine.bilderback@bnsf.com; Brooks, Dave; development.review@commtrans.org; mwrap@arlingtonwa.gov; ECY RE SEPA REGISTER; Doug Gresham; speacock@lwsd.wednet.edu; Jon Poolman; tbhovde@snopud.com; plats@snopud.com; Dhaliwal, Gurpreet; mlwicklund@snopud.com; 'Stillaguamish Tribe'; Kerry Lyste; Todd Gray; 'Kurt Nelson'; Chris Holland; Janis Lamoureux; Anderson, Dawn; Nance, Rob; Darrin Douglas; Brenda Geddes; klatimer; Jeff Laycock; Kim Bryant; Matthew Eyer; Shane Whitney; Kacey Simon

**Subject:** Request for Review - Gemmer PRD (PA22007)

**When:** Monday, March 14, 2022 12:00 AM to Tuesday, March 15, 2022 12:00 AM (UTC-08:00) Pacific Time (US & Canada).

**Where:**

**CAUTION** : This email originated from outside of this organization. Please exercise caution with links and attachments.



**MARYSVILLE**  
WASHINGTON

**THIS IS NOT A MEETING INVITE – THIS IS A REQUEST FOR REVIEW (RFR) WITH COMMENTS REQUESTED. COMMENTS MUST BE RETURNED BY 03.14.22**

<b>File Number:</b>	PA22-007
<b>Project Title:</b>	Gemmer PRD
<b>Project Description:</b>	182 lot Planned Residential Development, with concurrent rezone, of approximately 1.5 acres. Project is within the Lakewood Neighborhood Master Plan Area.
<b>Applicant:</b>	Robinett Brothers, LLC/Merle Ash
<b>Project Location:</b>	1125 & 1507 172 <sup>nd</sup> Street NE
<b>APNs:</b>	31051900400900 and 31051900401100
<b>Application Materials:</b>	<a href="#">Gemmer PRD</a>

Please return comments via e-mail to [ahess@marysvillewa.gov](mailto:ahess@marysvillewa.gov) on or before **March 14, 2022**




# REQUEST FOR REVIEW

Community Development Department • 80 Columbia Avenue • Marysville, WA 98270  
 (360) 363-8100 • (360) 651-5099 FAX • Office Hours: Mon - Fri 7:30 AM - 4:00 PM

PROJECT INFORMATION									
<b>File Number</b>	PA22-007			<b>Date Sent</b>	2/28/2022	<b>Please Return by</b>	3/14/2022		
<b>Project Title</b>	Gemmer PRD			<b>Related File Number(s)</b>	PreA21-050				
<b>Project Description</b>	182-lot Planned Residential Development, with concurrent rezone, of approximately 29.63 acres. Project is within Lakewood Neighborhood Master Plan area.								
BACKGROUND SUMMARY									
<b>Applicant</b>	Robinett Brothers, LLC/Merle Ash								
<b>Location</b>	1125 & 1507 172 <sup>nd</sup> Street NE			<b>APNs</b>	31051900400900 and 31051900401100				
<b>Acreage (SF)</b>	29.63 acres (1,290,683 SF)			<b>Section</b>	19	<b>Township</b>	31	<b>Range</b>	05
<b>Comprehensive Plan</b>	Single Family High	<b>Zoning</b>	R-6.5	<b>Shoreline Environment</b>			N/A		
REVIEWING AGENCIES									
Marysville	Local Agencies & Districts		State & Federal		County		Other		
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input checked="" type="checkbox"/> LD (K. McIntyre) <input type="checkbox"/> LD (Kacey Simon) <input type="checkbox"/> LD (S. Whitney) <input checked="" type="checkbox"/> LD (Brad Zahnow) <input checked="" type="checkbox"/> Parks <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> PW - Operations <input checked="" type="checkbox"/> PW - Water Res. <input checked="" type="checkbox"/> PW - Sanitation <input checked="" type="checkbox"/> PW - Streets <input checked="" type="checkbox"/> PW - Engineering (Max Phan) <input checked="" type="checkbox"/> PW - Traffic Eng. (Jesse Hannahs)	<input type="checkbox"/> Arlington (city) <input checked="" type="checkbox"/> Arlington Airport <input 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 checked="" type="checkbox"/> Lakewood SD 306 <input 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 checked="" 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 (Olympia) <input checked="" 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 checked="" type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> Olympic Pipeline <input type="checkbox"/> Puget Sound Energy <input checked="" type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Tulalip Tribes <input type="checkbox"/> <input type="checkbox"/>		
PROJECT MANAGER									
<b>Name</b> Amy Hess		<b>Title</b> Senior Planner		<b>Phone</b> 360.363.8215		<b>E-mail</b> ahess@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: 3-4-22  
 **ATTACHED** Title: Ecologist Agency: Tulalip Tribes

## Amy Hess

---

**From:** Kerry Lyste <klyste@stillaguamish.com>  
**Sent:** Monday, February 28, 2022 6:17 PM  
**To:** Amy Hess  
**Cc:** THPO Stillaguamish  
**Subject:** [External!] Accepted: Request for Review - Gemmer PRD (PA22007)  
**Attachments:** RFR - Gemmer PRD.pdf

External Email Warning! Use caution before clicking links or opening attachments.

We would ask for notification of ground disturbance on this project for tribal monitoring.  
Best, KL





**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: March 14<sup>th</sup>, 2022

SUBJECT: Gemmer PRD, PA22007

Public Works Operations has reviewed the Gemmer submittal and has the following comments:

1. Meters not shown for lots 16, 38 and 53;
2. Will irrigation meters be needed for green area Tracts? If so, need to provide irrigation meter and appropriate backflow prevention location;
3. Relocate hydrant assemblies to behind sidewalk;
4. Hydrant assemblies will needs a 5" Storz fitting and not the 4" currently called out on plans;
5. Install Air Vac as necessary at high points in water main;
6. No detail called out for water main and tie-in servicing lots 43 thru 46;
7. Hydrant assembly detail not shown on plans;
8. Size of water main along 11<sup>th</sup> Ave not called out as well as details of tie-ins at 172<sup>nd</sup> or into plat. No hydrant assemblies are shown along 11<sup>th</sup> Ave.

If the applicant has any questions about these comments, I can be contacted at (360) 363-8163 or [kbryant@marysvillewa.gov](mailto:kbryant@marysvillewa.gov).

(360) 363-8100

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Marysville, WA 98270



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

## MEMORANDUM

**Date:** March 11, 2022

**To:** Amy Hess, Senior Planner

**From:** John Dorcas, Building Official

**Project name:** Gemmer PRD PA22-007 (PreAp21-050)  
**Applicant:** Robinett Brothers, LLC; Merle Ash, Land Technologies  
**Proposal:** 182 lot Planned Residential Development, with concurrent rezone, of approximately 29.63 acres. Project is within the Lakewood Neighborhood Master Plan Area.  
**Address:** 1125 and 1507 172<sup>nd</sup> Street NE

In response to your request for review of the above project, please note the following items, to be submitted. Prior to any type of grading site work, please submit a complete grading permit application with civil construction plans for review and approval. Please contact me to set up a plan submittal meeting or if there are any further questions in regards to these review comments.

- 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 in which would apply to this project.**  
**Note:** In addition, you will need to submit one (1) complete set of building plans, including structural calculation and 2018-WA State Energy Code forms and specifications, when applying for each specific building application, for this project.  
**NOTE:** As of February 1, 2021, WA State and the City adopted the 2018 International Codes. When submitting Building Plans with your application, all plans will be required to be submitted electronically as part of their 1<sup>st</sup> submittal process.  
Please Note: For each set of “Residential Building Plans”, you can request that your application be review and set-up as a “Basic Plan” under the current 2018 IRC-Code.  
However, if this is set up as a “Basic Plan”. **There can be “NO Changes” to that specific set of plans.** This can be discussed during the Pre-Application meeting. If you would a copy of our “Basic Plan” ordinance. Please send me an email, requesting this ordinance to [jdorcas@marysvillewa.gov](mailto:jdorcas@marysvillewa.gov).
- 2. Contact our office if you have questions in regards to any other specific type of “Residential” permit applications, checklists and/or handouts that you and/or your design team will be preparing plans for on your project. Then when submitting plans, calculations and specifications, by you and/or your design team.** Please contact the Building Division at 360-363-8100, to ask any specific questions.
- 3. If any demolition work is purposed, 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. In addition, see our office and/or our website for our applications and permit process. Please include an asbestos survey report, by a licensed testing agency.
- 4. Geotechnical report shall be required to be submitted and approved by the city for this project.** This is to be an in depth report to address the following all general information on the site for both specific and general soil information on the overall site and for each specific lot. It would be helpful to provide any reports that you may have for the surrounding plats or previously developed area. The Geotechnical report is to list at a minimum the below categories:

- **Soil classification type:** Surface & sub-surface conditions. List the soil types with test documentation.
- **Drainage system type to be installed on site for each lot and/or structure to be constructed on this listed:** Type of specific system to be installed. If the soil and slopes vary, does the type of drainage system change? Soils engineer to respond to this specific question.
- **Soil compaction requirements for the SFR:** Type and size of foundations that is required or recommend due to the soil type, slopes and any other variables. Design professional for each SFR is to indicate in letter-form that they have reviewed the Final Geotechnical report and that their plans have been designed for the soil type of soils conditions on this plat.
- **Erosion control measures:** Specify specific erosion control measures to be in place at final grading and when the SFR are under construction during seasonal months.
- **Retaining walls:** It shall also identify and recommend what is require on any type of purposed retaining walls to be installed at plat development or during the construction of the SFR`s.
- **During plat development stage:** Each specific lot will need to have soil log testing performed to verify the depth and location of where bearing soil will be for the building foundation/footprint area. This will also include the type of drainage system that should be installed around the structures.
- **Fill placement and location if on sloped grounds:** The report is also to specify the amount of fill placed on each lot after final grading is completed. This is to be outlined in the final Geotechnical report.
- **Each foundation inspection:** In addition, at the time of each foundation inspection request, a licensed WA State geotechnical engineer will need to be on site to verify the excavation cut has met the necessary soil depth for each specific lot, per the Final Geotechnical report.
- **Critical areas concerns:** This project is under review for critical areas and the proposed slopes in which the site appears will be developed on. Any hazardous conditions that arise during the review process and or construction of the plat, the Geotechnical engineer is to bring this to the attention of the design professionals of record or City staff.
- In addition, if specific site questions or questionable soils issues arise during excavations of the plat and/or lots excavation of the SFR lots, this will most likely require a geotechnical summary report prior to any approvals of above described work.
- **Final Grading:** The licensed design professional will be required to provide a letter indicating there has been a site visit completed, indicate the plans have been the prepared/designed to meet all new & current applicable codes for this project.
- **Final Geotechnical Soils Summary Report:** This report is required to be submitted by the final plat approval. This is to be provided by the licensed. WA State Geotechnical engineer of record or if another agency is to take over this project then that specific agency is to provide a cover letter they performed all the inspections & have now then provide a new updated geotechnical soils summary report.

5. **Once the Plat has approved by City Council, please provide the following information for your project in regards to the 2018 International Building and/or Residential Code requirements:**  
**In regards to the building plans:**

- **Applicant shall comply with the 2018 edition of the International Building, Residential, Mechanical and 2018 Uniform Plumbing Codes and the current edition of the Washington State Energy Code and current Washington State Amendments.**
- **Washington State architect and structural engineer professional design with calculations for lateral and gravity provisions are highly recommended for this project.** This is to avoid delays in your building application.
- **When submitting for individual lots.** Please submit lot specific site plans, building plans and specifications prepared by your design team. **Site plans to include; building height calculations measured at each mid-point of the residence, decks, patios, bay widows and any permanent structures.** Contact our office for applications, checklists/handouts for “Residential Building” permits.

- **Erosion control measures are to be implemented at all times during construction of each individual lot and any site work.** Contact our office to review these provisions if there are any questions in regards to these requirements.
- **Each lot to provide Premise identification:** Since this property is setback from the street;
  - You will need to provide a temporary address at the main street during permitted construction of the residence. This is to assure the inspection team can locate the site when you request an inspection.
  - You will need to provide a permanent address on a post, visible from the main street with min. 4-6 inch contrasting numbers to the background itself per IRC 501.2.
- **Please design you plans to meet the IRC Table R302.1, Exterior Walls,** for constructions and protection of the wall and eave areas.
- **IRC Chapter 3 for the design and separation between the two residences.**
- **Lot drainage (surface & sub-surface) shall be contained within the property boundaries. Provide provisions and details how this will be achieved.**
- **If there are any three (3) stories residences purposed, a fire sprinkler system will be required. NOTE: The City considers daylight basements as a story.**
- **Building application for SFR plan reviews are approximately (4-6) weeks.**

**We look forward to your project coming to our City!**

**If I may be of any further assistance, feel free to contact me at 360-363-8209 or [jdorcas@marysvillewa.gov](mailto:jdorcas@marysvillewa.gov) or Mike Snook, Assistant Building Official at 360-363-8210 or [msnook@marysvillewa.gov](mailto:msnook@marysvillewa.gov) during office hours 7:30 am – 4:00 pm, Monday through Friday.**



# MARYSVILLE POLICE DEPARTMENT



## MEMORANDUM

**DATE:** February 28, 2022  
**TO:** Amy Hess, Community Development Dept.  
**FROM:** Brad Akau, Commander  
**RE:** PA22-007

I have reviewed the proposed 182-lot Planned Residential Development, with concurrent rezone, of approximately 29.63 acres. The project is within the Lakewood Neighborhood Master Plan area.

The Police Department recommends the following:

- The builder/developer to provide street lighting within the proposed development
- If lighting exists in the open spaces, it will be lower and maintained within the property lines.
- Addresses should be clearly visible from the street
- Shared securable mailboxes installed where residents can view activity around it from inside their residence
- Shrubs should be no more than three (3) feet high (common areas are exempt)
- Lower branches on trees to be at least seven (7) feet off the ground for visibility (newly planted trees in common areas are exempt)

Feel free to contact me at 360.363.8301 if you have any questions.

## Amy Hess

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**From:** Anderson, Dawn <AnderDM@wsdot.wa.gov>  
**Sent:** Wednesday, March 16, 2022 1:00 PM  
**To:** Amy Hess  
**Subject:** [External!] RE: [EXTERNAL] Request for Review - Gemmer PRD (PA22007)

External Email Warning! Use caution before clicking links or opening attachments.

Hi Amy,

Not sure if I sent comments previously. My Traffic group is questioning the distribution of 27% of development trips using Twin Lakes Ave and 156<sup>th</sup> to get to/from Smokey Pt Blvd. It does not seem likely that they would drive around the circuitous route rather than just accessing SR 531 directly.

They also requested the following locations be analyzed:

172<sup>nd</sup> Street NE/SR 531 at I-5 SB Ramp

172<sup>nd</sup> Street NE/SR 531 at I-5 NB Ramp

172<sup>nd</sup> Street NE/SR 531 at Smokey Point Boulevard

Please let me know if you need any additional information.

*Thank you,  
Dawn M. Anderson  
Washington State Dept. of Transportation  
Development Services Engineer  
Snohomish County  
15700 Dayton Ave N  
PO Box 330310 MS 240  
Seattle, WA 98133  
206-440-4712 Office  
[anderdm@wsdot.wa.gov](mailto:anderdm@wsdot.wa.gov)*

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

**From:** Amy Hess <ahess@marysvillewa.gov>  
**Sent:** Monday, February 28, 2022 7:50 AM  
**To:** Amy Hess; Anderson, Dawn  
**Subject:** [EXTERNAL] Request for Review - Gemmer PRD (PA22007)  
**When:** Monday, March 14, 2022 12:00 AM to Tuesday, March 15, 2022 12:00 AM (UTC-08:00) Pacific Time (US & Canada).  
**Where:**

**WARNING:** This email originated from outside of WSDOT. Please use caution with links and attachments.



# MARYSVILLE

WASHINGTON

**THIS IS NOT A MEETING INVITE – THIS IS A REQUEST FOR REVIEW (RFR) WITH COMMENTS REQUESTED. COMMENTS SHOULD BE RETURNED BY 03.14.22**

<b>File Number:</b>	PA22-007
<b>Project Title:</b>	Gemmer PRD
<b>Project Description:</b>	182 lot Planned Residential Development, with concurrent rezone, of approximately 1.5 acres. Project is within the Lakewood Neighborhood Master Plan Area.
<b>Applicant:</b>	Robinett Brothers, LLC/Merle Ash
<b>Project Location:</b>	1125 & 1507 172 <sup>nd</sup> Street NE
<b>APNs:</b>	31051900400900 and 31051900401100
<b>Application Materials:</b>	<a href="#">Gemmer PRD</a>

Please return comments via e-mail to [ahess@marysvillewa.gov](mailto:ahess@marysvillewa.gov) on or before **March 14, 2022**