



MARYSVILLE
COMMUNITY
DEVELOPMENT

August 23, 2022

Merle Ash
Land Technologies, Inc.
18820 3rd Avenue NE
Arlington WA 98223

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

Dear Merle,

Thank you for your project resubmittal. Upon second review of the above-referenced project, the Planning Division has the following comments/requirements. **Any major design or layout comments from Planning as well as 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 (awaiting submittal of CAR), 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 septic system easement, identified by AFN 200807310560, will need to be extinguished or relocated so as not to be impacted by proposed development. This may require that the gas station be connected to sanity sewer.
3. It does not appear that comments from Dawn Anderson of WSDOT have been addressed. Please review and revise the TIA accordingly.
4. Please see comments from Jesse Hannahs regarding TIA and required improvements.
5. Please see comments from Shane Whitney regarding access.

Please contact me at 360.363.8215 or ahess@marysvillewa.gov, or the appropriate staff person, if you have any questions.

Sincerely,

Amy Hess

Senior Planner

CC: Chris Holland, Planning Manager

(360) 363-8100

Community
Development
80 Columbia Avenue
Marysville, WA 98270



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Amy Hess – Senior Planner

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

DATE: August 18, 2022

SUBJECT: PA 22-007 – Gemmer PRD

I have reviewed the Site Plan submittal for the proposed Gemmer PRD at 1125 & 1507 172nd ST NE and have the following comments:

- 1) Traffic impact fees will be required from the City and depending on trip generation/distribution, may be required from the County and State.
- 2) A Traffic Impact Analysis (TIA) will be required.
 - a. This would include, for City approval, development of trip generation/distribution followed after City review/approval by identification of impacts and, where required, mitigation approaches.
 - b. TIA should follow City guidelines to be provided.
 - i. Intersection Analysis:
 1. WSDOT has requested analysis of I-5 Interchange signalized intersections on 172nd ST NE (SR 531).
 2. The City of Arlington/WSDOT has requested intersection analysis for Smokey Point Blvd. & 172nd ST NE (SR 531).
 - c. Mitigation:
 - i. TIA indicated LOS failures requiring development mitigation to construct planned improvements at following intersections:
 1. 172nd ST NE (SR 531) & 11th Ave NE – single lane roundabout
 - a. An all-way stop controlled intersection or temporary traffic signal will not be accepted as mitigation.
 2. 172nd St NE (SR 531) & 19th Ave NE – Roundabout
 - a. The following developments are also conditioned to construct this roundabout and are further along in the development process:
 - i. The Lodge IV & V
 - ii. Marysville 172
- 3) Frontage improvements:
 - a. 11th Ave NE:
 - 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. 172nd ST NE:

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

- i. Given existing presence of gas station and high school with pedestrian traffic, a marked crosswalk with ADA curb ramps and RRFB pedestrian actuated system should be installed upon the east leg of proposed intersection.
- 5) Per EDDS 3-506, street lighting will be required upon all public street frontages as part of civil construction plans.
 - a. Street lighting on 172nd ST NE shall be required as decorative style street light assemblies with LED fixtures to match existing fixtures on each street.
 - i. 172th 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
 - 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 11th 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 for more information regarding PUD street lighting.
- 6) Channelization and Signing Plan shall be required as part of civil construction plans for all public roadways.



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 172nd Street NE & Parcel #'s 31051900400900, 31051900401100

Date: 8/18/2022

The following comments are offered after review of the above referenced revised application. There will be some comments that are repeated, as they will be the same for the life of the project. New comments or existing ones that still need to be addressed will be in a ***bold italic*** font.

1. **Existing utilities:**

- a. Sanitary sewer: A sewer extension is proposed in the next few years from 164th ST NE north, along the east side of the Railroad tracks. There is existing sewer along 172nd ST NE but is unfortunately at capacity.
 - b. Water: There currently is a 12" cast iron water main running along 172nd ST NE and can be found on record drawing W775.
 - c. Storm: Storm currently runs along 172nd 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. ***Extensions within the right-of-way may not be necessary along the existing City street frontages as long as the existing lots are able to gain access to the infrastructure that will be built.***
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 172nd Street NE, the guidance provided by the Traffic Engineer is what will need to be constructed.

- b. 11th 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 172nd 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. Any additional area for the future roundabout at 172nd and 11th shall be added as necessary.
5. **Access:**
- a. The new service roads for a PRD shall be constructed to SP 3-218-001 of the EDDS.
 - b. *Auto court tract 985 may need to have the apron area adjusted so as to promote better sight angle.*
 - c. The southern access onto 11th Ave will need to meet the spacing requirement from the future roundabout. *The travel lane should have 230 feet of separation.*
 - d. Please provide a conceptual drawing of the roundabout located at the intersection of 11th Ave NE and 172nd St NE. *I did not see the conceptual drawing in the resubmittal.*
 - e. 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 revise the post developed basin map to include the frontage improvements.*
 - *In looking at the supplied plans, the frontage improvements are not being accounted for. The CB's and piping show all the roadway runoff of 11th and 172nd being undetained or treated. Please revise and include the calculations within the drainage report.*
 - A conveyance analysis will be necessary at time of the civil submittal.
 - b. A geotechnical report was submitted.
 - c. *The drainage report will need to account for 70% impervious lot coverage if it's a PRD.*

Other Comments:

7. The overhead utilities along 11th 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 previously mentioned there are proposed plans to get gravity sewer up to 172nd street, none of the proposed plans have been approved at this point.*
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 = 3 weeks
 - iv. Subsequent reviews repeat the above schedule.
16. Please be advised these comments are in reference to specific items and do not imply a full review of the proposed application. Additional comments which may change the design requirements will be provided during the civil construction plan review process.

If you have additional questions regarding the above comments, please contact me at (360) 363-8227 or at swhitney@marysvillewa.gov

cc: Ken McIntyre, PE, Assistant City Engineer



Marysville 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: Don McGhee, Assistant Fire Marshal
Date: August 9, 2022
Subject: PA22-007 Gemmer PRD 1125 & 1507 172nd St NE

I have completed a second review of the site and civil plans for this project, proposing development of a 29.21-acre site for a PRD with 182 lots.

The plans show construction of internal public roads, with four external connections, having three connections from 11th Ave NE, and one from 172nd 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. ***19 lots will require residential fire sprinklers. Lot numbers are 12,13,42,43,44,45,73,74,87,88,103,104,165,166,174,175,176,177,180.***

The number and spacing of hydrants appears adequate.

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. **Fire hydrants shall comply with city Water Design Standard 2-060 Hydrants, including 5" Storz fittings.**
6. Provide blue reflective hydrant markers in the roadways, located four inches off the centerline, on the hydrant side of the roads.
7. **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.**
8. 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.

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9. Recommend the homes constructed here have fire-resistant exterior construction (such as Hardiplank type siding).
10. 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.
11. 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.
12. Recommend the roadways be posted "NO PARKING" where needed to maintain unobstructed emergency access.
13. 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.
14. 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.
15. 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.
16. 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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Amy Hess

From: Development Review <Development.Review@commtrans.org>
Sent: Tuesday, July 26, 2022 2:22 PM
To: Amy Hess
Cc: Shawn Nakano
Subject: [External!] RE: [Ex]:Request for Review - Gemmer PRD RESUBMITTAL (PA22-007)

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

Hi Amy,

I believe we may have sent a comment on the Gemmer PRD during the original submittal process, but we would like to reiterate our request for an improved bus stop on westbound 172nd at 11th. The current westbound bus stop is an "unimproved" bus stop far side of 11th that has no sidewalk and ADA pad. We would like to explore options with the City and developer to site a bus stop near side of 11th.

Also can you tell us if 11th will become a signalized intersection or a roundabout and when? Is the City considering any other signalized ped crossing points between 11th and the railroad tracks?

Thanks,

-Scott

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

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

From: Amy Hess <ahess@marysvillewa.gov>
Sent: Tuesday, July 26, 2022 10:56 AM
To: Shane Whitney; Tom Maloney; Don McGhee; Brian Merkley; Jesse Hannahs; Brooke Ensor; Scott Ritterbush; Ken McIntyre
Subject: [Ex]:Request for Review - Gemmer PRD RESUBMITTAL (PA22-007)
When: Wednesday, August 10, 2022 12:00 AM to Thursday, August 11, 2022 12:00 AM (UTC-08:00) Pacific Time (US & Canada).
Where:

****CAUTION:** This email originated from outside of the agency. DO NOT click links or open attachments unless you recognize the sender's email address AND are expecting the information. Questions? Contact the Service Desk.**



MARYSVILLE

WASHINGTON

THIS IS NOT A MEETING INVITE – THIS IS A REQUEST FOR REVIEW (RFR) WITH COMMENTS REQUESTED. COMMENTS MUST BE RETURNED BY 08.10.22

File Number:	PA22-007
Project Title:	Gemmer PRD - RESUBMITTAL
Project Description:	RESUBMITTAL - 182 lot Planned Residential Development, with concurrent rezone, on approximately 29.63 acres. Project is within the Lakewood Neighborhood Master Plan.
Applicant:	Robinett Brothers, LLC/Merle Ash
Project Location:	1125 & 1507 172 nd Street NE
APNs:	31051900400900 and 31051900401100
Application Materials:	Gemmer PRD *Resubmittal Items are Exhibits 18-22 Revised Civil Construction plan sheets forthcoming

Please return comments via e-mail to ahess@marysvillewa.gov on or before **August 10, 2022**