



March 13, 2023

City of Marysville  
Community Development  
ATTN: Emily Morgan, Senior Planner  
Jesse Hannahs, PE – Traffic Engineering Manager  
80 Columbia Avenue  
Marysville, WA 98270

Project Name / File No.: Colvin PRD / PA22-015  
Applicant: MainVue WA, LLC  
Site Address: 3920 Densmore Rd, Marysville  
Review: Applicant's Response to Concurrency Determination

Dear Emily and Jesse,

This letter serves as the Applicant's formal response to the Concurrency Recommendation from Jesse Hannahs, Traffic Engineering Manager dated March 13, 2023. The Applicant has reviewed the eight (8) recommended conditions with Mr. Hannahs's letter listed below and accepts the recommended conditions as outlined.

1. The applicant shall be required to construct frontage improvements for the internal plat roads labeled Roads A & C, prior to recording the final subdivision. Roadway improvements, channelization, site access and lighting plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
2. The applicant shall be required to construct access improvements at the intersection of Tract C and Densmore Road, in order to provide temporary access to all lots within the subdivision. The temporary access shall be closed once Road A is extended, providing access to 87th Avenue NE. Intersection improvements, channelization, site access and lighting plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
3. The applicant shall be required to dedicate public right-of-way in order to accommodate the required frontage improvements for the internal plat road labeled Roads A & C, in accordance with MMC 12.02A.110(1)(c), *Dedication of Road right-of-way – Required setbacks*. Right-of-way widths and required dedication shall be determined by the City Engineer.
4. The joint use autocourts (Tract A, C, and D or as amended) shall be constructed with scored concrete, paving blocks, bricks, or other ornamental pavers to clearly indicate that the entire surface is intended for pedestrians as well as vehicles, as outlined in the City of Marysville Design Guidelines and Engineering Design and Development Standard (EDDS) Section 3-219. A detail of the surfacing of the autocourt will be required to be provided on the civil construction plans and approved by the City Engineer.
5. In order to mitigate impacts upon the future capacity of the road system, the applicant shall be required to submit payment to the City of Marysville, on a proportionate share cost of the future capacity improvements as set forth in MMC 22D.030.070(3), for the development. **Traffic impact fees shall be vested at a rate of \$6,300.00, per PMPHT, totaling \$176,400.**

6. Based on Section 6.2 of the TIA, the proposed development is not anticipated to impact the intersection of Soper Hill Road at 87th Ave NE, which is included in an interlocal agreement with the City of Lake Stevens to fund improvements. Therefore, the payment of traffic mitigation fees for said intersection shall not be required for the proposed development.
7. Based on Section 6.3 of the TIA and comments received from Snohomish County Public Works, the proposed development would not impact any Snohomish County capital improvement projects; therefore, the payment of Snohomish County traffic mitigation fees shall not be required for the proposed development.
8. Per the approved EDDS variance, dated December 19, 2022, Ken McIntyre, Assistant City Engineer, accepted the justification to allow a hammerhead style turnaround rather than a temporary cul-de-sac at the southern stub of Road C. With the recent development interest in the property to the south, it is anticipated that the road would be extended in the not-too-distant future.

If you have any further questions, please contact me at (360) 631-1820.

Respectfully,

MainVue WA, LLC

By: Land Pro Group, Inc., Applicant's Representative

A handwritten signature in blue ink, appearing to read "Ryan C. Larsen", with a stylized flourish at the end.

By: Ryan C. Larsen, VP Land Development