

June 28, 2022

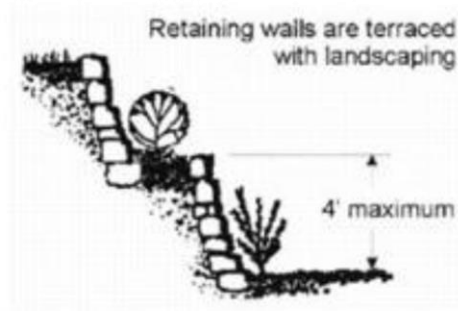
Latta Engineering PLLC
Attn: Neil Latta, PE
5970 Birch Point Rd
Blaine, WA 98230

Re: PA22-019 - Groundhog PRD – Technical Review 1

Dear Neil,

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

1. Include File Number PA22-019 on all future correspondence, in addition to all site, civil and landscape plans.
2. Based on review of **Sheet C-4**, there appear to be multiple retaining walls proposed with development. Please clarify how compliance with MMC [22D.050.030\(4\)](#) is to be satisfied if the proposed retaining walls exceed 4 ft. in height.
 - 2.1. Amend civil plans to add the top and the base elevations for all retaining walls as well as off-site topography to determine any impacts to adjacent properties due the wall massing.
 - 2.2. If the walls are to be terraced, the terraced sections are required to be separated by a 2 ft. landscaping bed. If terracing is required, add the 2 ft. landscaping bed to the landscaping plans.



3. Based on comments received by the WA Dept. of Ecology, the wetlands on site should be evaluated by the US Army Corps of Engineers to provide a determination if the wetlands are required to be federally regulated or regulated by WA Dept. of Ecology. This jurisdictional determination will be required as a condition of PRD approval.

4. Before the City can issue approval of the critical area report and mitigation plan, the Conceptual Mitigation Plan should be revised to include and/or address the following comment from Doug Gresham, Wetland Specialist, WA Dept. of Ecology:

I have a concern with the buffer restoration between Wetlands C and D that involves removing an existing driveway. I recommend that the impervious asphalt surface and gravel subgrade be removed, the native soil should be scarified to reduce compaction, and the soil should be amended. I also recommend that the culvert between Wetlands C and D be removed and a swale be excavated to allow water movement.

5. As proposed, Wetland A is to be located in the stormwater Tract 997. Per [MMC 22E.010.350](#), Wetland A and its associated buffer must be placed into a separate tract.
6. To provide compliance with [MMC 22E.010.370](#), fencing and signage to denote the wetlands as follows:
 - 6.1. Tract 998 and Tract 999 must be separated by a split rail fencing.
 - 6.2. Wetland A must have the buffer denoted by split rail fencing with the associated regulated wetland area signage posted.
7. The prepared wetland report and site plan discuss and demonstrate the boundary/buffer along with mitigation measures proposed for Wetland D, but the buffer and area of mitigation for Wetland A is not included. Revise mitigation site plan to include the buffer area for Wetland A along with the area that is required to be mitigated for in order to allow for the proposed stormwater vault to be located in Tract 997.
8. **In addition to above comments No. 3 – 7 and due to the level of mitigation required for both direct and indirect impacts to the wetlands and the associated buffers, please provide a revised report or an addendum that specifically calls out each wetland, the proposed action, and the mitigation required. As provided, staff is unable to confirm that all required mitigation measures have been provided or addressed.**
9. With application, an EDDS variance was proposed to allow relief from complying with EDDS 3-207(A) and Standard Plan 3-207-002 which would require temporary cul-de-sac to be constructed at the north limit of proposed Road A.

The proposed variance was approved with conditions by Ken McIntyre PE, Assistant City Engineer, on June 17, 2022 (attached). The approval includes the following conditions:

- Automatic sprinkler systems will be required on any lots beyond the proposed turn-around. Any lots requiring sprinklers shall be identified on the civil plans, and 1" meter-setters will need to be specified for those lots. **Therefore, revise civil plans to identify any lots which will require fire sprinklers.**
10. To qualify for RDI bonus units under 6 (b), qualifying passive recreation must be clearly demonstrated.

Please note, the areas of passive recreation cannot be double counted. Meaning the required areas to meet the standards of MMC 22G.080.100 cannot include the required areas to satisfy MMC 22C.090.030. The intent of the RDI is to go above and beyond what is required—please clearly define the different areas of open space and how each area meets the required open space type. These changes need to be demonstrated in both the civil and landscape plans.

11. A final landscape plan shall be required to be approved, prior to civil construction plan approval, and designed to comply with the applicable provisions outlined in [MMC Chapter 22C.120, Landscaping and Screening](#). **Specifically, please revise the Landscaping Plan to include:**
 - 11.1. Detailed planting plan for Open Space Tract 997 and 998, specifically, incorporate the mitigation planting plan prepared by Soundview Consultants to allow for a cohesive planting plan.
 - 11.2. Typical side view of perimeter landscape buffers
 - 11.3. Location of precast vault lids need to be shown as well as proposed access to said lids.
 - 11.4. Clearly identify the different areas of open space and their designations (i.e. passive, active, RDI passive)

12. Pursuant to [MMC 22G.080.060](#), please provide or demonstrate the following:
 - 12.1. Size and shape of all building sites and lots, and location of all building pads and open space areas with any specific open space activity areas indicated.
 - 12.2. Provide preliminary plans for signing and lighting, including typical side view of entrance treatment and entrance signs, if proposed.
 - 12.3. Detail plans for open space improvements, specifically the active recreation area, if proposed.

12. Based on comments from the Public Works Dept., the access driveway to the vault/outlet location on Tract 999 needs to be extended to ensure access to the vault inlet/outlet location. An access to the vault on Tract 997 is also needed. Revise civil and landscaping plans to show these access additions.

13. Prior to recording the **FINAL BSP** the applicant shall be required to provide **FINAL** restrictive covenants as required by [MMC 22G.080.120](#) and including provisions to address parking enforcement, together with a statement from a private attorney as to the adequacy of the same to fulfill the requirements of the PRD code.

14. The following are the impact fees that apply to this project:

Impact Fee Type	Impact Fee Rate
Traffic	\$6,300 per SFR
Parks	\$1,684 per SFR
Schools (Lake Stevens)	\$9,788 per SFR

Enclosed are copies of comments received from other City departments, and reviewing agencies. Revised application materials must be accompanied with a written response detailing how each of the items outlined above and attached hereto have been addressed, and what sheet the change(s) can be found on.

After you have had an opportunity to review, please let me know what technical review comments you need clarification on. Once received I can set up a conference meeting with all of the applicable city and agency representatives, if needed. If you have any questions, please do not hesitate to contact me at 360.363.8216, or by e-mail at emorgan@marysvillewa.gov.

Sincerely,

Emily Morgan

Emily Morgan

Senior Planner

cc: Chris Holland, Planning Manger
Joey Ferrick, Groundhog Land Development Company, LLC



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

MEMORANDUM

Date: June 3, 2022

To: Emily Morgan, Senior Planner

From: John Dorcas, Building Official

Project name: Groundhog PRD

PA22-019 (PreAp22-010)

Applicant: Groundhog Land Development, LLC

Proposal: An application was made to the City of Marysville Community Development Department requesting a Planned Residential Development (PRD) and preliminary Binding Site Plan (BSP) with State Environmental Policy Act (SEPA) Review. The applicant is seeking said approvals to construct 25 single-family detached units on 4.63 acres, utilizing MMC Chapter 22C.090 *Residential Density Incentives*, to increase the base density from 24 to 25-units.

The subject property has (4) categorized wetlands onsite; (3) Category III and (1) Category IV. With development, the applicant is proposing the filling of a Category III wetland, buffer width averaging, and various compensatory mitigation measures; a preliminary mitigation plan was provided with application.

An Administrative EDDS Variance have been requested for the installation of an alternative turnaround per Standard Plan 3-207-004 in lieu of a temporary cul-de-sac required per Standard Plan 3-207-002.

Address: 5110 83rd Avenue 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 all provisions the 2018 edition of the International Building, Residential, Mechanical, 2018 Uniform Plumbing Codes, 2018-WA State Energy Code forms and specifications. This also includes the current 2018 Washington State Amendments in which would apply to this project. NOTE: As of February 1, 2021, WA State and the City adopted the 2018 International Codes. When submitting each individual application; all plans and specification will be required to be submitted electronically as part of the submittal process. Note: Each application will need to be submitted as follows: One (1) complete set of building plans, specifications, structural calculation and 2018-WA State Energy Code forms and specifications. Please Note: For “Residential Building Plans”, you can request that your application be set-up and reviewed and set-up as a “Basic Plan” under the current 2018-Code. However, once “Basic Plan” is set-up and approved. There can be “NO Structural Changes or Modifications” to the original specific set of approved plans and footprint. Any questions or if you would like a copy of our “Basic Plan” ordinance. Please send me an email at jdorcas@marysvillewa.gov or to the City’s Building staff.
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 proposed, 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 or Mike Snook, Assistant Building Official at 360-363-8210 or msnook@marysvillewa.gov during office hours 7:30 am – 4:00 pm, Monday through Friday.

Emily Morgan

From: Gresham, Doug (ECY) <DGRE461@ECY.WA.GOV>
Sent: Tuesday, June 14, 2022 8:49 AM
To: Emily Morgan
Subject: [External!] Groundhog PRD (PA22-019)

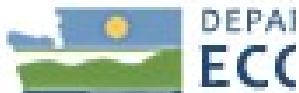
External Email Warning! Use caution before clicking links or opening attachments.

Emily,

I have reviewed the Groundhog PRD submittal materials and have the following comments.

- The Corps of Engineers should conduct a jurisdictional determination for Wetlands A-D so we know whether they are federally regulated wetlands or they would only be regulated by Ecology.
- I have a concern with the buffer restoration between Wetlands C and D that involves removing an existing driveway. I recommend that the impervious asphalt surface and gravel subgrade be removed, the native soil should be scarified to reduce compaction, and the soil should be amended. I also recommend that the culvert between Wetlands C and D be removed and a swale be excavated to allow water movement.

Doug Gresham, Wetland Specialist
Washington State Department of Ecology
PO Box 330316
Shoreline, WA 98133-9716
Cell: (425) 429-1846
Email: Doug.Gresham@ecy.wa.gov





MARYSVILLE
PUBLIC WORKS

ENGINEERING VARIANCE REQUEST

One variance request form shall be submitted for each section of the Marysville Municipal Code (MMC) or Engineering Design and Development Standards (EDDS) for which variances are being sought. Each variance shall be considered on a case-by-case basis, and shall not be construed as setting precedent for any subsequent applications.

PROJECT INFORMATION:

Project Name:	Groundhog PRD
Project Number:	PA22-019
Request Submittal Date:	5/6/2022

CONTACT INFORMATION:

Engineer/Surveyor Name:	Neil Latta	Professional Stamp
Firm Name:	Latta Engineering, PLLC	
Mailing Address:	5970 Birch Point Rd Blaine, WA 98230	
E-Mail Address:	nlatta@lattaengineering.com	
Phone Number:	(360) 671-7002	

VARIANCE REQUEST INFORMATION:

MMC/EDDS Section:	EDDS 3-207 (Cul-De-Sac)
\$250 Application Fee Submitted:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Deferred

Variance Justification (attach additional pages if needed):

See attached (application initially submitted on an outdated form)

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

[See MMC 22G.010.420 for variance decision criteria]



MARYSVILLE
PUBLIC WORKS

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

FINDINGS/DECISION
(City Staff Use Only)

Reviewing Staff Member:	Ken McIntyre
\$250 Application Fee Submitted:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Deferred
Decision:	<input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve with Conditions <input type="checkbox"/> Disapprove

Findings/Decision/Conditions:

The justification provided is acceptable. City staff has also confirmed with the local Fire District that the hammerhead-style turn-around proposed here is acceptable on the condition that all lots beyond the turn-around are provided with automatic sprinkler systems. This is expected to be updated in the next revision to the City's EDDS.

Conditions:

Automatic sprinkler systems will be required on any lots beyond the proposed turn-around. Any lots requiring sprinklers shall be identified on the civil plans, and 1" meter-setters will need to be specified for those lots.

Signature/Date



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Emily Morgan, Senior Planner

FROM: Kim Bryant, Water Operations Supervisor
Tim King, Utility Construction Lead II
Ryan Keefe, Water Operations Lead II

DATE: June 14th, 2022

SUBJECT: Groundhog PRD, PA22-019

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

1. Water main connection will be to the 16" ductile iron water main and not the 24" JOA. It appears that is the way it is shown, but just want to ensure connection is to the correct main.
2. No utility details shown.

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

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



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									
File Number	PA22-019		Date Sent	05.31.22		Please Return by	06.14.22		
Project Title	Groundhog PRD		Related File Number(s)	Pre-Application 22-009					
Project Description	<p>Planned Residential Development (PRD) and preliminary Binding Site Plan approval with SEPA Review to construct 25 single-family detached units on 4.63 acres, utilizing MMC Chapter 22C.090 <i>Residential Density Incentives</i>, to increase the base density from 24 to 25-units.</p> <p>The subject property has (4) categorized wetlands onsite; (3) Category III and (1) Category IV. With development, the applicant is proposing the filling of a Category III wetland, buffer width averaging, and various compensatory mitigation measures; a preliminary mitigation plan was provided with application.</p> <p>An Administrative EDDS Variance have been requested for the installation of an alternative turnaround per Standard Plan 3-207-004 in lieu of a temporary cul-de-sac required per Standard Plan 3-207-002.</p>								
BACKGROUND SUMMARY									
Applicant / Owner	Groundhog Land Development Company, LLC								
Location	5110 83 rd Ave NE		APNs	00590700010500					
Acreage (SF)	4.635 Acres (201,900 sq. ft.)		Section	01	Township	30N	Range	05E	
Comprehensive Plan	Single Family High	Zoning	R-6.5	Shoreline Environment			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 checked="" 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 – Engineering <input checked="" type="checkbox"/> PW – Traffic Eng.	<input type="checkbox"/> Arlington (city) <input type="checkbox"/> Arlington Airport <input checked="" type="checkbox"/> Comcast <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input checked="" type="checkbox"/> Lake Stevens (city) <input checked="" type="checkbox"/> Lake Stevens SD 4 <input type="checkbox"/> Lakewood SD 306 <input type="checkbox"/> Marysville SD 25 <input checked="" type="checkbox"/> PUD No. 1 (electric) <input checked="" type="checkbox"/> Ziply		<input checked="" type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input checked="" type="checkbox"/> DAHP <input type="checkbox"/> DNR <input checked="" type="checkbox"/> DOE (Bellevue) <input type="checkbox"/> DOE (Floodplain) <input type="checkbox"/> DOE (Olympia) <input type="checkbox"/> DOE (Register) <input type="checkbox"/> DOE (Shorelands) <input checked="" 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									
Name Emily Morgan	Title Senior Planner		Phone 360.363.8216		E-mail emorgan@marysvilewa.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
 ATTACHED

Signature: Tank Myself Date: 6/12/22
 Title: Director of Parks Agency: City of MVI



MARYSVILLE POLICE DEPARTMENT



MEMORANDUM

DATE: June 14, 2022
TO: Emily Morgan, Community Development Dept.
FROM: Brad Akau, Commander
RE: PA22-019

I have reviewed the Planned Residential Development (PRD) and preliminary Binding Site Plan approval with SEPA Review to construct 25 single-family detached units on 4.63 acres.

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.

June 6, 2022

Emily Morgan
City of Marysville
80 Columbia Avenue
Marysville, WA 98270

Dear Ms. Morgan:

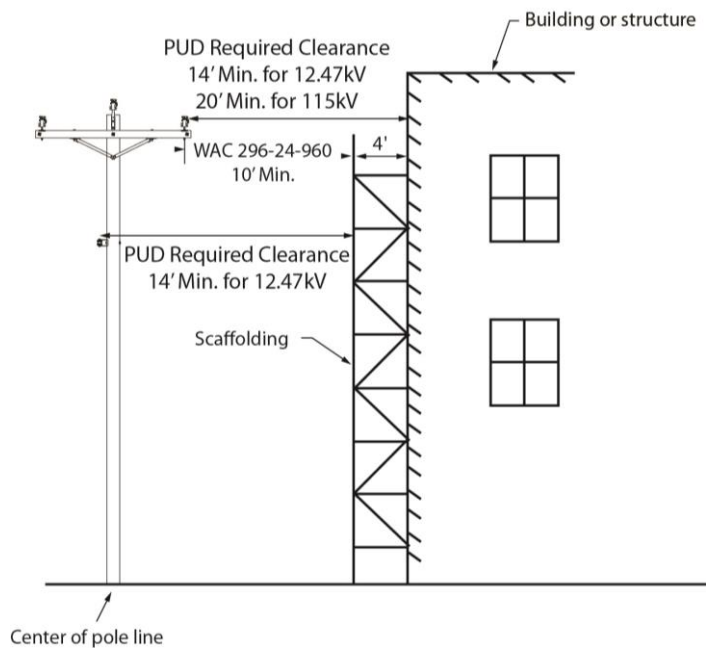
Reference: PA 22 019 Groundhog PRD

District DR Number: 22-10-511

The District presently has enough electric system capacity to serve the proposed development. However, the existing District facilities in the local area may require upgrading. Cost of any work, new or upgrade, to existing facilities that is required to connect this proposed development to the District electric system shall be in accordance with the applicable District policy. The developer will be required to supply the District with suitable locations/easements upon its property for any electrical facilities that must be installed to serve the proposed development. It is unlikely that easements will be granted on District-owned property, or consents granted within District transmission line corridors.

Please be advised that per WAC 296-24-960 the minimum worker safety clearance from any District distribution conductor is 10 feet. **Therefore, the District requires a minimum 14-foot clearance from any structure to accommodate workers, scaffolding and ladders. Minimum worker safety clearance from 115kV transmission wires is 20 feet.**

Any relocation, removal or undergrounding of District facilities to accommodate this project and the worker safety clearances shall be at the expense of the project developer and must be coordinated with the PUD in advance of final design. Please include any project related utility work in all applicable permits.



The District policy requires the developer to provide a minimum 10-foot easement for underground electrical facilities that must be installed to serve the proposed development. In addition, the developer must maintain an 8-foot clearance between transformers and a 10-foot clearance between switch cabinets and any building/structures upon its property. Additional clearances may be required depending on the equipment in the area and accessibility of the equipment.

Please contact the District prior to design of the proposed project. For information about specific electric service requirements, please call the District's Plat Development Team at (425) 783-4350.

Sincerely,

Mary Wicklund for

Mark Flury, Senior Manager
Transmission & Distribution System
Operations & Engineering

Emily Morgan

From: Dhaliwal, Gurpreet <Gurpreet.Dhaliwal@co.snohomish.wa.us>
Sent: Saturday, June 4, 2022 12:24 PM
To: Emily Morgan
Subject: [External!] OFFER (\$0) APPROVED – Marysville – Groundhog PRD - PA22-019

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

Hi Emily,

Snohomish County Public Works concurs with the distribution and the conclusion that this development will not impact any county capital improvement projects or county road with three or more directional peak hour trips. Therefore, no mitigation and no offer is required of this development to the county under the county/city interlocal agreement.

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

Follow us on: [Facebook](#) | [Twitter](#)

NOTICE: All emails and attachments sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

From: Emily Morgan <emorgan@marysvillewa.gov>
Sent: Tuesday, May 31, 2022 10:50 AM
To: John Dorcas <JDorcas@marysvillewa.gov>; Mike Snook <msnook@marysvillewa.gov>; Tara Mizell <TMizell@marysvillewa.gov>; Dave Hall <DHall@marysvillewa.gov>; Bradley Akau <BAkau@marysvillewa.gov>; Kacey Simon <ksimon@marysvillewa.gov>; Shane Whitney <swhitney@marysvillewa.gov>; Brad Zahnow <BZahnow@marysvillewa.gov>; Jeff Laycock <jlaycock@marysvillewa.gov>; Max Phan <mphan@marysvillewa.gov>; Ken McIntyre <kmcintyre@marysvillewa.gov>; Adam Benton <abenton@marysvillewa.gov>; Kim Bryant <KBryant@marysvillewa.gov>; Ryan Keefe <rkeefe@marysvillewa.gov>; sknutsen <sknutsen@marysvillewa.gov>; Kristy Beedle <kbeedle@marysvillewa.gov>; Darrin Douglas <ddouglas@marysvillewa.gov>; Jesse Birchman <jbirchman@marysvillewa.gov>; Jesse Perrault <jperrault@marysvillewa.gov>; Jake Wetzel <jwetzel@marysvillewa.gov>; Jesse Hannahs <jhannahs@marysvillewa.gov>; Danny Hagen <dhagen@marysvillewa.gov>; Matthew Eyer <meyer@marysvillewa.gov>; Brooke Ensor <BEnsor@marysvillewa.gov>; Jessie Balbiani <jbalbiani@marysvillewa.gov>; Ryan Carney <rcarney@marysvillewa.gov>; Jason Crain <JCrain@marysvillewa.gov>; Julie Davis <jdavis@marysvillewa.gov>; dave_brooks@comcast.com; Russell Wright <rwright@lakestevenswa.gov>; robb_stanton@lkstevens.wednet.edu; mlwicklund@snopud.com; robert.nance@ziply.com; robert.larson@ziply.com; kathryn.e.heard@usace.army.mil; jerald.j.gregory@usace.army.mil; stephanie.jolivette@dahp.wa.gov; sepa@dahp.wa.gov; doug.gresham@ecy.wa.gov; ashley.kees@dfw.wa.gov; Dhaliwal, Gurpreet <Gurpreet.Dhaliwal@co.snohomish.wa.us>; cstevens@stillaguamish.com; klyste@stillaguamish.com; sbarr@stillaguamish.com; traceyboser@stillaguamish.com; Todd Gray <toddgray@tulaliptribes-nsn.gov>; knelson@tulaliptribes-nsn.gov; ryoung@tulaliptribes-nsn.gov; jgold@tulaliptribes-nsn.gov
Cc: Chris Holland <CHolland@marysvillewa.gov>; Amy Hess <ahess@marysvillewa.gov>; Angela Gemmer <agemmer@marysvillewa.gov>; Kathryn Bird <kbird@marysvillewa.gov>; Haylie Miller <hmiller@marysvillewa.gov>
Subject: Request for Review - Groundhog PRD - PA22-019

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



THIS IS A REQUEST FOR REVIEW (RFR) WITH COMMENTS REQUESTED TO BE RETURNED BY JUNE 14, 2022	
File Number:	PA22-019
Project Title:	Groundhog PRD
Project Description:	<p>An application was made to the City of Marysville Community Development Department request Residential Development (PRD) and preliminary Binding Site Plan (BSP) with State Environmental (SEPA) Review. The applicant is seeking said approvals to construct 25 single-family detached units on 1.5 acres, utilizing MMC Chapter 22C.090 <i>Residential Density Incentives</i>, to increase the base density of the site.</p> <p>The subject property has (4) categorized wetlands onsite; (3) Category III and (1) Category IV. With development, the applicant is proposing the filling of a Category III wetland, buffer width average, and compensatory mitigation measures; a preliminary mitigation plan was provided with application.</p> <p>An Administrative EDDS Variance have been requested for the installation of an alternative turn of Standard Plan 3-207-004 in lieu of a temporary cul-de-sac required per Standard Plan 3-207-002.</p>
Applicant:	Groundhog Land Development Company, LLC
Project Location:	5110 83 rd Ave NE
APNs:	00590700010500
Application Materials:	http://docs.marysvillewa.gov/htcomnet/Handlers/AnonymousDownload.ashx?folder=5e8c2376
Please return comments via e-mail to emorgan@marysvillewa.gov on or before June 14, 2022 .	

If you have any questions regarding the application, please let me know.

Thank you,



Emily Morgan - Senior Planner
City of Marysville
Community Development Department
80 Columbia Ave
Marysville, WA 98270
360.363.8216 Direct



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Emily Morgan, Senior Planner

FROM: Brooke Ensor, NPDES Coordinator

DATE: 6/2/2022

SUBJECT: PA22-019 Groundhog PRD

1. The City is adopting the 2019 Stormwater Management Manual for Western Washington in June. **This project will be vested to the 2012 Stormwater Management Manual for Western Washington, as amended in 2014 until July 1, 2027.** Please visit the City's surface water web page to view a training on the 2019 SWMMWW. www.marysvillewa.gov/179/Surface-Water
2. Extend the access driveway to the vault inlet/outlet location on tract 999. Add an access driveway for the vault on tract 997.
3. All precast vault lids must be brought to the ground surface. Show vault lids on the landscaping plans. Landscaping and park amenities cannot block maintenance access.
4. Surface Water capital improvement charges will apply to your project. Refer to code section 14.07.010 for more information.
5. For residential projects triggering minimum requirements #6 Runoff Treatment and #7 Flow Control, the stormwater facility lot will be dedicated to the HOA when there are park amenities on top of the vault. The HOA must maintain the landscaping and park. The City will receive an easement to maintain the vault. This policy may be modified depending on facility design.
6. City requirements do not negate any other state or federal requirements that may apply.

If you have questions regarding these comments, please contact me at 360-363-8288 or bensor@marysvillewa.gov.

cc: Matt Eyer, Storm/Sewer Supervisor

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



MEMORANDUM

TO: Emily Morgan – Senior Planner

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

DATE: June 27, 2022

SUBJECT: PA 22-019 – Groundhog PRD

I have reviewed the Pre-application Site Plan for the proposed Groundhog PRD at 5110 83rd Ave NE and have the following comments:

- 1) Traffic impact fees will be required from the City and depending on trip generation/distribution, may be required from the County and State.
 - a. Per ILA with City of Lake Stevens, Impact fees may be required for construction of Soper Hill Road & 87th Ave NE Roundabout if Trip Generation/Distribution will include trips through intersection during PM Peak.
 - i. No impact fees are required for roundabout construction per TIA.
- 2) A Traffic Impact Analysis (TIA) will be required.
 - a. TIA is acceptable.
- 3) Undergrounding of overhead utilities along frontage shall be required.
- 4) 83rd Ave NE frontage:
 - a. Designated as Minor Arterial roadway with 33' of asphalt pavement including three lanes, curb, gutter, landscape strip, 5' sidewalks and PUD Street lighting per EDDS Standard Plan 3-201-003.
- 5) Road A Temporary Cul-de-sac:
 - a. A temporary cul-de-sac shall be required at terminus of Road A unless City/fire approval of other turnaround location.
 - i. Variance Request – Temporary Turnaround
 1. Traffic Division would not object to variance request assuming that parking restrictions per included comments are required to enable turnaround by accessible at all times.
- 6) Per EDDS 3-506, street lighting will be required.
 - a. Street Lighting upon residential street(s) shall be PUD installed fiberglass pole installation type street lighting.
 - i. Residential street(s) 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 will be provided by the City to the developer for submission to PUD and incorporation into the PUD site electrical plans.

1. "Road A" Street light locations shall be at approximately:
 - a. STA 1+00
 - b. STA 2+90
 - c. STA 4+70
 - d. STA 6+70
 - iv. Contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or wehaugen@snopud.com for more information regarding PUD street lighting.
- 7) A signing and channelization plan shall be required as part of civil construction plans.
- a. Signing shall consist of:
 - i. Stop sign on EB Road A approach to 83rd Ave NE.
 - ii. Street name signs at intersection of "Road A" & 83rd Ave NE and at 90 degree elbow.
 - iii. Dead End sign followed by speed limit 25 mph signs entering into development.
 - iv. No Parking (symbol) with arrow signs restricting parking on outside of 90 degree elbow for approximately 15-20' prior to and after the elbow.
 - v. No Parking (symbol) fire lane signs upon both sides of private AutoCourt.
 - vi. No Parking (symbol) with arrow signs upon both sides of "Road A" approximately 50' to both sides of temporary turnaround.
 - vii. Type IV Object Markers (2 x 7' from face of curb) and centered Future Roadway Connection sign at end of roadway.
 1. No barricades to be installed.
 - viii. No Parking (symbol)- Bike Lane signs to be installed upon 83rd Ave NE frontage.
 - b. Channelization shall consist of:
 - i. Stop bar for EB Road A approach to 83rd Ave NE.
 - ii. 83rd Ave NE striping to provide, to the extent feasible, ultimate roadway layout.
 1. Striping proposed with Bike Lane and 5' buffer b/t bike Lane and SB vehicle lane is acceptable with addition of "no parking bike lane" signs upon 83rd Ave NE.



MARYSVILLE WASHINGTON

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										
File Number	PA22-019			Date Sent	05.31.22		Please Return by	06.14.22		
Project Title	Groundhog PRD			Related File Number(s)	Pre-Application 22-009					
Project Description	<p>Planned Residential Development (PRD) and preliminary Binding Site Plan approval with SEPA Review to construct 25 single-family detached units on 4.63 acres, utilizing MMC Chapter 22C.090 <i>Residential Density Incentives</i>, to increase the base density from 24 to 25-units.</p> <p>The subject property has (4) categorized wetlands onsite; (3) Category III and (1) Category IV. With development, the applicant is proposing the filling of a Category III wetland, buffer width averaging, and various compensatory mitigation measures; a preliminary mitigation plan was provided with application.</p> <p>An Administrative EDDS Variance have been requested for the installation of an alternative turnaround per Standard Plan 3-207-004 in lieu of a temporary cul-de-sac required per Standard Plan 3-207-002.</p>									
BACKGROUND SUMMARY										
Applicant / Owner	Groundhog Land Development Company, LLC									
Location	5110 83 rd Ave NE			APNs	00590700010500					
Acreage (SF)	4.635 Acres (201,900 sq. ft.)			Section	01	Township	30N	Range	05E	
Comprehensive Plan	Single Family High	Zoning	R-6.5	Shoreline Environment			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 checked="" 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 – Engineering <input checked="" type="checkbox"/> PW – Traffic Eng.	<input type="checkbox"/> Arlington (city) <input type="checkbox"/> Arlington Airport <input checked="" type="checkbox"/> Comcast <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input checked="" type="checkbox"/> Lake Stevens (city) <input checked="" type="checkbox"/> Lake Stevens SD 4 <input 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 checked="" type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input checked="" type="checkbox"/> DAHP <input type="checkbox"/> DNR <input checked="" type="checkbox"/> DOE (Bellevue) <input type="checkbox"/> DOE (Floodplain) <input type="checkbox"/> DOE (Olympia) <input type="checkbox"/> DOE (Register) <input type="checkbox"/> DOE (Shorelands) <input checked="" 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										
Name	Emily Morgan		Title	Senior Planner		Phone	360.363.8216		E-mail	emorgan@marysvilewa.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: _____

ATTACHED

Title: _____

Agency: _____

[Handwritten Signature]

6/7/22

Ecologist

Tulalip Tribes

Emily Morgan

From: Julie Davis
Sent: Thursday, June 2, 2022 6:40 AM
To: Emily Morgan
Subject: PA22-019 Ground hog PRD

No comments at this time

Julie Davis
Cross Connection Control Specialist
jdavis@marysvillewa.gov
360-363-8141