



August 15, 2022

Ryan Larsen  
Land Pro Group, Inc  
10515 29<sup>th</sup> St SE, Suite 202  
Lake Stevens, WA 98258

**Re: PA22-023- Brodie Rezone PRD – Technical Review 1**

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Dear Ryan,

After preliminary review of the above referenced proposal, the Planning Division has the following comment(s):

**BINDING SITE PLAN / PLANNED RESIDENTIAL DEVELOPMENT COMMENTS**

1. Include File Number PA22-023 on all future correspondence, in addition to all site, civil and landscape plans.
2. The proposed lot and tract configurations on **sheet CS-01 and sheet CS-04 of the site plan** do not match.
3. On **sheet CS-01 of the site plan**, the below figures are provided. However, these totals do not match the wetland buffer reductions and additions figures provided in the supplemental Critical Area Study and Buffer Mitigation Plan. Revise figures accordingly.

**WETLAND BUFFER AVERAGING CALCULATIONS**

WETLAND BUFFER REDUCTION:	5,539 SF
WETLAND BUFFER ADDITION:	5,556 SF
NET:	17 SF

4. To aid in quick reference and review, provide a table within the site plan that includes details for Tracts 990 – 999, including tract size and proposed use.
5. The provided plans (civil, landscaping, and site) appear to include multiple retaining walls throughout the proposed development.
  - 5.1. Please clarify how compliance with MMC [22D.050.030\(4\)](#) is to be satisfied if the proposed retaining walls exceed 4 ft. in height. 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.
  - 5.2. Provide call out details for said walls and include wall symbols in legend.
6. Per Section A.1.1, Residential Subdivision Design of the East Sunnyside Whiskey Ridge Design Guidelines, configurations where residential lots back up to any street other than SR9 are prohibited. Lot configurations where side yards face the street area acceptable.

As proposed, Lots 1 – 5 would not meet this requirement. Reconfigure lots to alleviate rear yards abutting 60<sup>th</sup> Street NE and demonstrate how pedestrian access can be provided from the front façade of the dwelling unit to the public sidewalk on 60<sup>th</sup> Street NE. Currently it appears retaining walls are proposed on the southern portion of the Lots 3 – 5 that would not allow orientation and pedestrian connection to 60<sup>th</sup> Street NE.

7. Provide clarification for the proposed “water quality” facilities within Tracts 991 and 999. The provided drainage report states that detention vaults are proposed in those tracts while the provided critical area study mentions the facility would be dispersion trenches.

7.1. **NOTE:** Per MMC 22E.010.100(10), only *stormwater facilities, such as biofiltration swales and dispersion facilities*, may be located in the outer 25% of wetland buffers. Therefore, if detention vaults are proposed, the facilities would not be allowed within the associated wetland buffer.

8. 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.

9. 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

\* Fees due prior to recording of final plat

\*\* Impact fees vest at building permit submittal and shall be paid prior to building permit issuance

**OPEN SPACE CALCULATION COMMENTS**

10. Tract 998 proposes to include a portion of the proposed wetland buffer addition. This 644 sq. ft. buffer addition area will need to be relocated outside of the tract and not north of the proposal vault. Suggest moving the vault further north and incorporating the required buffer addition, south of Tract 998. Critical areas and their buffers must be incorporated into separate tracts; revise plans to remove that area from Tract 998 and include this buffer addition into Tract 999.

11. The provided plans appear to include proposed landscaped areas into the active open space area calculation of Tract 998; revise calculations to exclude the proposed Tract 998 buffer landscaping from the dedicated active open space area.

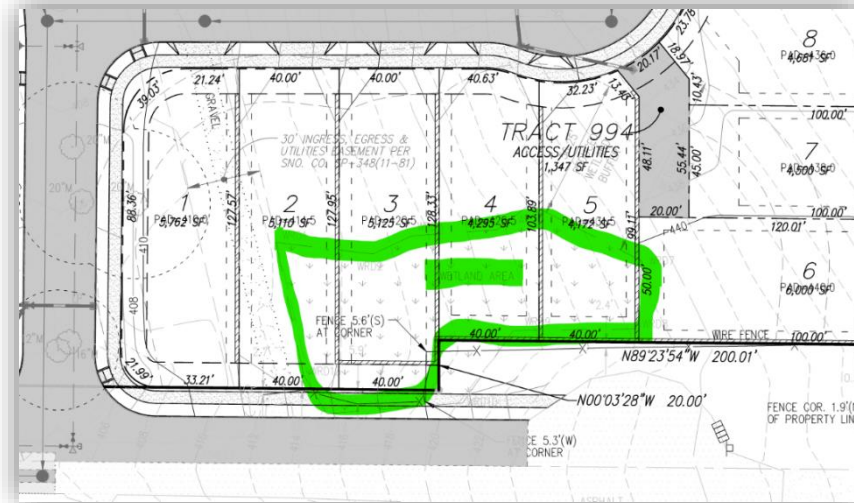
12. As proposed, Tract 998 does not appear to meet the open space requirements of MMC 22G.080.100(4), specifically: *(f) be situated and designed to be observable by the public; and (g) be accessible and convenient to all residents within the development.*

12.1. Additionally, with the removal of the 644 sq. ft. of wetland buffer addition as well as the tract buffer landscaping, it appears that the proposed active open space area of Tract 998 would be deficient.

Please demonstrate compliance with the required minimum open space standards of MMC 22G.080.100(1).

## LANDSCAPING COMMENTS

13. On **Sheet L-1 of the provided Landscape Plan**, there is a wetland area depicted on proposed Lot 2 – 5. The provided Critical Area Study does not include said wetland; please provide clarification on the presence of the wetland area.



14. 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:**
- 14.1. Incorporate the mitigation planting plan prepared by Wetland Resources to allow for a cohesive planting plan for the proposed development.
  - 14.2. Typical side view of perimeter landscape areas
  - 14.3. Location of precast vault lids need to be shown as well as proposed access to said lids.
  - 14.4. Based on the project site's proximity to SR 9, the provisions of section [MMC 22C.120.150](#) would apply. Revise plans to include either Option 1 or Option 2 for landscaped screening.

## CRITICAL AREA REVIEW COMMENTS

15. On pg. 101 of the Wetland Resources Critical Area Study and Buffer Mitigation Plan, the table outlining Buffer Additions and Reductions need to be switched to match the areas of buffer modifications as proposed on the mitigation plan map.
16. Per MMC 22E.010.370, split rail fencing (or similar) and signage must be installed along the entire boundary of Tract 999; revise plans to demonstrate compliance with the provision.

## CONCURRENT REZONE APPLICATION COMMENTS

17. The provided Rezone Narrative appears to have inaccurate information. Revisions for the following is needed:
- 17.1. The site is said to not be located near wetlands, however, there are multiple wetlands on site.
  - 17.2. The site is located in the Marysville School District; the site is within the Lake Steven School District.

18. With the desired rezone to Medium Density Multifamily (R-18), a base density of 18 dwelling units per acre would be allowed. However, the development is only proposing at a density of 4.5 dwelling units per acre. As proposed, this minimized density would not meet the intent of the R-18 zoning district and is therefore, a challenge to be supported by staff.

18.1. The development is proposing all lots being detached single family residential, while the development would allow for other residential dwelling units, such as multi-family townhomes or duplexes. Attached single family dwellings would be better suited for the R-18 zoning district.

19. The following Goals and Policies of the Marysville Comprehensive Plan Land Use Element encourage the development of diverse housing potential and presently, have not been adequately demonstrated with the proposed development:

- **LU-24** - *Distribute higher densities in appropriate locations. Locate in residential areas where they will not detract from the existing neighborhood character. Locate near employment and retail centers, and to transportation corridors as appropriate.*
- **LU-25** - *Encourage a range of housing types and densities, including small lot single family, zero lot line developments, cluster housing, townhouses, duplexes, triplexes, apartments (high and low density, including garden), accessory dwelling units, and mobile home parks. Increase the opportunities for home ownership through the availability of these housing types.*
- **Multifamily Goal 20** - *Provide housing choices, reflecting the range of household types, lifestyles, incomes, and the desire to rent or own a home.*
- **Multifamily Goal 21** - *Provide housing that is pleasant and appropriately located. The location should allow residents access to services and facilities in the immediate area. The locations should also acknowledge the character of the surrounding neighborhood so multi-family can blend or be compatible with it.*

The R-18 zoning district is listed as Medium Density Multifamily. While detached single family dwellings units are an allowed use, the Marysville Comprehensive Plan encourages multifamily developments compatible with established single family neighborhoods. Desired areas to incorporate multifamily into single family neighborhoods *utilize, as possible, natural stream and topographic changes to buffer and separate multifamily developments.*

Based on the existing site conditions, the subject property is ideal for a multifamily development.

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](mailto:emorgan@marysvillewa.gov).

Sincerely,

*Emily Morgan*

**Emily Morgan**

Senior Planner

ecc: Chris Holland, Planning Manger

JM1 Holdings, LLC



**MARYSVILLE**  
WASHINGTON

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

**MEMORANDUM**

To: Emily Morgan, Senior Planner

From: Kacey Simon, Civil Plan Reviewer

RE: Brodie Subdivision, File# PA22-023  
45 lot subdivision with potential zoning change  
8703 60<sup>th</sup> ST NE & Parcel # 30052500303900; 30052500303800; 30052500302300

Date: 7/26/2022

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The following comments are offered after review of the above referenced application. Additional new comments in ***bold/ italics***.

1. **Existing utilities:**

- a. Sanitary sewer: Sewer is currently located along 83<sup>rd</sup> Ave NE and can be found on record drawing RD293.
- b. Water: a 16" ductile iron water main is currently located along 87<sup>th</sup> Ave NE and will need to be extended to 60<sup>th</sup> ST NE.
- c. Storm: There is not any storm currently fronting the proposed project.

2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project.

- a. All utilities will need to extend along the project frontage.

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. 60<sup>th</sup> ST NE is classified as a Collector Arterial. From the western boundary of the project through the intersection of future 87<sup>th</sup> AVE NE, 60<sup>th</sup> ST NE shall be improved to SP 3-201-004. East of the future intersection, 60<sup>th</sup> ST NE shall be to SP 3-201-007 ***with a full cul-de-sac at the eastern terminus. This project will only be responsible for the northern half of the cul-de-sac.***
- b. 87<sup>th</sup> Ave NE will need to be constructed in accordance with SP 3-201-008 of the EDDS including 2 lanes with a 5' planter and 12' multi-use paths on both sides.

4. **Dedication Requirements:**
  - a. The applicant's surveyor will need to establish what the half width is of 60<sup>th</sup> St NE and ensure there is 35' of right of way.
  - b. 87<sup>th</sup> Ave NE from 60<sup>th</sup> ST NE to the north will also be required to be constructed as part of this subdivision. This street will require a 60' dedication.
  - c. The new internal roads will require a 50' right-of-way dedication.
  - d. *A 10' utility easement will be needed on lot 31 instead of the proposed 4.5' easement.*
  
5. **Access:**
  - a. No direct lot access is permitted to 60<sup>th</sup> St NE as it is an arterial (EDDS 3-301) and none is proposed.
  - b. The minimum width of a residential driveway is 12-feet and the maximum is 26-feet. Curb cuts shall be limited to a 20 foot maximum.
  - c. Per EDDS 3-302 bullet 5: A minimum corner clearance of 50 feet shall be maintained from the nearest edge of any access point to the edge of traveled way. When minimum corner clearances cannot be attained, the Engineer may require investigation to substantiate whether or not left turns should be prohibited into or out of the access point. See standard plan 3-301-001 dimension A.
  - d. The new roads shall be constructed to SP 3-201-006.
  - e. *The proposed alley (TRACT 993) needs to have a 20' radius.*
  - f. *If TRACT 992 is proposed for lot access it does not meet the design standard intended for an auto court as it serves more than 6 lots. This tract also does not qualify as an alley since it terminates at a dead end.*
  
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. Projects above the 2,000 square feet threshold must comply with requirements stipulated in Volume I, Chapter 2 of the Stormwater Management Manual for Western Washington.
    - i. *It appears the information submitted in the drainage report conflicts throughout the report. Please verify the proper drainage pattern. Information conflicts between what is stated under Minimum Requirement #4 and "Task 2" – Drainage Basin and flow path information stated under "Task 3".*
  - b. The maximum allowed impervious surface coverage for the Zoning designation is 85%.

Standard Comments:

7. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.
  
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. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.
10. 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.
11. The applicant is responsible for identifying any existing well or septic systems on site or on adjacent properties. If there are any existing septic systems on site they need to be decommissioned based on the Snohomish Health District standards. If there are any wells on site they need to be decommissioned based on Department of Ecology standards.
12. 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.
13. 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
14. **All civil construction plan submittals are to be routed directly to Kacey Simon, 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 week
    - iv. Subsequent reviews will be 3 weeks.
15. 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 [ksimon@marysvillewa.gov](mailto:ksimon@marysvillewa.gov) or at (360) 363-8280.

cc: Ken McIntyre, PE, Development Services Manager



**MARYSVILLE**  
PUBLIC WORKS

## MEMORANDUM

TO: Emily Morgan, Senior Planner

FROM: Brad Zahnow, Development Services Technician

DATE: July 7, 2022

SUBJECT: PA22-023 Brodie Rezone PRD  
8703 & 8719 60th St NE, and 6117 83rd Ave NE  
APN's: 30052500303900, 30052500302300, 30052500303800

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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**

No utility main fees are applicable to this project.

### **ULID/LID Fees**

No ULID/LID fees are applicable to this project.

(360) 363-8100

Public Works  
80 Columbia Avenue  
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.

## Emily Morgan

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**From:** Melissa Place <mplace@lakestevenswa.gov>  
**Sent:** Tuesday, July 26, 2022 5:22 PM  
**To:** Emily Morgan  
**Cc:** Ryan Wietholter  
**Subject:** [External!] PA 22-023 Brodie Rezone PRD

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

Hi Emily, the City of Lake Stevens does not have any comments on the proposed project.

Thanks, Melissa



Melissa Place, *Senior Planner*

**City of Lake Stevens | Planning and Community Development**

1812 Main Street | PO Box 257

Lake Stevens, WA 98258

(425) 622-9433

mplace@lakestevenswa.gov

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**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: August 3, 2022

SUBJECT: Brodie Rezone PRD, PA22-023

Public Works Operations has reviewed the Brodie Rezone submittal and has the following comments:

1. Water meters are not shown on plans;
2. Water details not shown;
3. Size of water main not called out on plans;
4. Plans show water main connecting to 83<sup>rd</sup> Ave NE. Connection needs to be to 16" water main on 87<sup>th</sup> Ave NE with 12" water main, continue 12" water main east on 60th St NE then along Road A to end. A hydrant assembly will be needed at the end of Road A;
5. The looping water main within the development can be 8".

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

Public Works  
80 Columbia Avenue  
Marysville, WA 98270

## Emily Morgan

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**From:** Dhaliwal, Gurpreet <Gurpreet.Dhaliwal@co.snohomish.wa.us>  
**Sent:** Saturday, July 16, 2022 10:40 AM  
**To:** Emily Morgan  
**Subject:** [External!] SNOCO COMMENTS – Request for Review - PA 22-023 - Brodie Rezone PRD

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

Hi Emily,

Please see Snohomish County comments below:

**It appears that the 88th St NE @ Marysville C/L (TNR Appendix D intersection) does get impacted by 3 PM PHT, thus the traffic mitigation fee can not be zero. Please check/revise and resubmit.**

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:** Emily Morgan <emorgan@marysvillewa.gov>

**Sent:** Wednesday, July 6, 2022 3:45 PM

**To:** Mike Snook; Jordan Sanchez; Ken McIntyre; Kacey Simon; Shane Whitney; Brad Zahnow; Jeff Laycock; Max Phan; Adam Benton; Kim Bryant; Ryan Keefe; Tim King; Jesse Hannahs; Kristy Beedle; Darrin Douglas; Jesse Birchman; Jake Wetzel; Danny Hagen; Matthew Eyer; Brooke Ensor; Ryan Carney; Jason Crain; Julie Davis; dave\_brooks@comcast.com; Russell Wright; robb\_stanton@lkstevens.wednet.edu; Wicklund, Mary; robert.nance@ziply.com; kathryn.e.heard@usace.army.mil; jerald.j.gregory@usace.army.mil; stephanie.jolivette@dahp.wa.gov; hollis.crapo@dnr.wa.gov; steven.huang@dnr.wa.gov; doug.gresham@ecy.wa.gov; ashley.kees@dfw.wa.gov; Anderson, Dawn; Dhaliwal, Gurpreet; cstevens@stillaguamish.com; klyste@stillaguamish.com; sbarr@stillaguamish.com; traceyboser@stillaguamish.com; Todd Gray; knelson@tulaliptribes-nsn.gov; ryoung@tulaliptribes-nsn.gov; Chris Holland

**Subject:** Request for Review - PA 22-023 - Brodie Rezone PRD

**When:** Wednesday, July 27, 2022 12:00 AM to Thursday, July 28, 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 A REQUEST FOR REVIEW (RFR) WITH COMMENTS REQUESTED TO BE RETURNED BY JULY 27, 2022**

<b>File Number:</b>	PA 22-023
<b>Project Title:</b>	Brodie Rezone PRD
<b>Project Description:</b>	Project Action Rezone to change the zoning designation from Community Business-Whi Medium Density, Multi-family (R-18), Planned Residential Development (PRD) and preli approval to construct 45 single-family detached units on 10.01 acres.
<b>Applicant:</b>	JM1 Holdings, LLC
<b>Project Location:</b>	8703 & 8719 60 <sup>th</sup> Street NE, and 6117 83 <sup>rd</sup> Avenue NE
<b>APNs:</b>	30052500303900, 30052500302300 & 30052500303800
<b>Application Materials:</b>	<a href="http://docs.marysvillewa.gov/htcomnet/Handlers/AnonymousDownload.ashx?folder=1">http://docs.marysvillewa.gov/htcomnet/Handlers/AnonymousDownload.ashx?folder=1</a>

Please return comments via e-mail to [emorgan@marysvillewa.gov](mailto:emorgan@marysvillewa.gov) on or before **JULY 27, 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: 7/27/2022  
SUBJECT: PA 22-023 Brodie Rezone PRD

1. This project received a complete application determination on June 30, 2022 and is vested to the 2012 Stormwater Management Manual for Western Washington, as amended in 2014 until July 1, 2027.
2. Tract 991 should have a curb cut and small pull out for vehicular access.
3. There should be a gate or other walking access route to the vault outfall/dispersion trench.
4. All precast vault lids should be brought to the ground surface in Tract 998. Please show the lid locations on the landscaping plans.
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 the lot. The HOA will be responsible for maintaining the landscaping and park amenities. The City will receive an easement to complete inspection and maintenance.

Tract 991 should be dedicated to the City if there are no other amenities planned for that lot.

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

cc: Matt Eyer, Storm/Sewer Supervisor

(360) 363-8100

Public Works  
80 Columbia Avenue  
Marysville, WA 98270



**MARYSVILLE**  
PUBLIC WORKS

## MEMORANDUM

TO: Emily Morgan – Senior Planner

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

DATE: August 4, 2022

SUBJECT: PA 22-023 – Brodie Subdivision

I have reviewed the Site Plan for the proposed Brodie Subdivision at 8703 60<sup>th</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.
  - a. Per ILA with City of Lake Stevens, Impact fees may be required for construction of Soper Hill Road & 87<sup>th</sup> Ave NE Roundabout if Trip Generation/Distribution will include trips through intersection during PM Peak.
    - i. Per TIA based upon City Comprehensive Plan Traffic distributions, development trips will not transverse through intersection of 87<sup>th</sup> Ave NE & Soper Hill RD.
- 2) A Traffic Impact Analysis (TIA) will be required.
  - a. TIA is acceptable with development to generate 45 PM Peak Hour trips.
- 3) Per Comprehensive Plan, the collector arterial of 87<sup>th</sup> Ave NE shall be extended between 60<sup>th</sup> ST NE and 64<sup>th</sup> ST NE (SR 528) through the subject development parcels.
  - a. 87<sup>th</sup> Ave NE Roadway (Road A):
    - i. Designated as Collector Arterial roadway with two lanes including curb, gutter, landscape strip, 12' multi-use paths on both sides and City owned decorative street lighting
    - ii. EDDS Standard Plan 3-201-004
    - iii. 12' Multi-Use paths shall be installed upon both sides of roadway.
      1. 5' sidewalk on east side of roadway should not be acceptable.
  - b. Internal Residential Roads:
    - i. Road Cross-section:
      1. Remove dimensions showing parking on one side and instead dimension to indicate 14' to center from each curb.
- 4) Frontage improvements shall be required upon 60<sup>th</sup> ST NE
  - a. Designated as Collector Arterial roadway with three lanes including two-way left turn lane and 5' bike lanes including curb, gutter, landscape strip, 5' sidewalks and PUD Street lighting.
    - i. EDDS Standard Plan 3-201-004

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Public Works  
80 Columbia Avenue  
Marysville, WA 98270

- 5) Per EDDS 3-506, street lighting will be required.
  - a. Street Lighting upon 87<sup>th</sup> Ave NE from Soper Hill RD to 64<sup>th</sup> ST NE (SR 528) shall including City owned decorative street lighting to match installations within the vicinity.
    - i. Product shall be Lumec Renaissance series per City requirements.
    - ii. Contact myself at [jhannahs@marysvillewa.gov](mailto:jhannahs@marysvillewa.gov) for City specs, details, sample plans, etc.
    - iii. Full street lighting plans shall be required as part of civil construction plans including all design elements required of public agency owned street lighting design.
  - b. 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.
    - 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.
- 6) A signing and channelization plan shall be required as part of civil construction plans.
  - a. Signing:
    - i. Stop sign with street name signs upon SB approach of Road A to 60<sup>th</sup> ST NE.
    - ii. No Outlet sign upon Road A north of 60<sup>th</sup> ST NE.
    - iii. Street name signs at all intersections and 90 degree roadway curves.
    - iv. No parking (symbol) with arrow signs on either side of alley entrance/exits to enable emergency vehicle and garbage collection access.
    - v. No parking (symbol) with arrow signs on outside or 90 degree curves, 15'-20' prior to and after 90 degree curve to enable garbage collection access.
    - vi. Type IV Object Markers centered in each of NB/SB lanes at roadway end with Future Roadway connection sign upon centerline.
      1. Barricades shall not be approved/installed.






## 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>	PA22023			<b>Date Sent</b>	07.06.22	<b>Please Return by</b>	07.27.22		
<b>Project Title</b>	Brodie Rezone PRD			<b>Related File Number(s)</b>	Pre-Application 22026				
<b>Project Description</b>	Project Action Rezone to change the zoning designation from Community Business-Whiskey Ridge (CB-WR) to Medium Density, Multi-family (R-18), Planned Residential Development (PRD) and preliminary Subdivision approval to construct 45 single-family detached units on 10.01 acres.								
BACKGROUND SUMMARY									
<b>Applicant</b>	JM1 Holdings, LLC								
<b>Location</b>	8703 & 8719 60 <sup>th</sup> Street NE, and 6117 83 <sup>rd</sup> Avenue NE			<b>APNs</b>	30052500303900, 30052500302300 & 30052500303800				
<b>Acreage (SF)</b>	10.01 acres (436,036 SF)			<b>Section</b>	25	<b>Township</b>	30N	<b>Range</b>	05E
<b>Comprehensive Plan</b>	Community Business	<b>Zoning</b>	CB	<b>Shoreline Environment</b>			N/A		
REVIEWING AGENCIES									
<b>Marysville</b>	<b>Local Agencies &amp; Districts</b>		<b>State &amp; Federal</b>		<b>County</b>		<b>Other</b>		
<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 checked="" 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 checked="" 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 checked="" 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> Emily Morgan	<b>Title</b> Senior Planner		<b>Phone</b> 360.363.8216		<b>E-mail</b> <a href="mailto:emorgan@marysvilewa.gov">emorgan@marysvilewa.gov</a>				

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: 7/25/22  
 **ATTACHED** Title: Ecologist Agency: Tulalip Tribes