

December 21, 2022

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

Re: PA22-023- Brodie Rezone PRD – Technical Review 2

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. Based on the plan sets, there is to be a pervious pathway located along the outer edges of Tract 999. Please include details and “road” section for the proposed pathway to RD-06 of the Civil Plans.
2. ~~Comments received during the 1st round of review from Kacey Simon note that a full cul de sac is required at the eastern terminus, this would include full curb, gutter, and sidewalk. As noted in the resubmittal letter, no sidewalk is proposed and the north half of the cul de sac is not demonstrated in the provide plans, plans must be revised to satisfy these requirements.~~
3. As previously noted in the 1st review comments, 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 are acceptable.
 - 3.1. As proposed, Lots 1 – 5 would not meet this requirement. Reconfigure lots to alleviate rear yards abutting 60th Street NE and demonstrate how pedestrian access can be provided from the front façade of the dwelling unit to the public sidewalk on 60th Street NE.
 - 3.2. Staff may be amenable to Lots 4 and 5 not being oriented toward 60th Street NE, however, a 10 ft. landscape easement with fencing, to be maintained by the HOA, would be required.
4. Based on Sheet GR-01, some of the sections of the proposed retaining wall will exceed 4 ft. in height and are positioned along the right of way. Being as there are residences across 60th St NE, the wall sections exceeding 4 ft. are required to be terraced.

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12.22.2022

Staff is willing to accept other remedies to detract from the overall wall massing impacts to adjacent properties other than requiring the walls to be terraced.

- 4.1. This comment may be remedied with Comment #3 above.

LANDSCAPING COMMENTS

5. 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:**

- 5.1. The required split rail fence needs to be clearly identified. Please add to a legend and/or call outs on the plan.
6. Staff has reviewed the applicant's proposal for including a 6 ft. fence and leaving the existing landscaping within the PUD easement area; this proposal is acceptable to serve the purpose of screening from SR9.

CRITICAL AREA REVIEW COMMENTS

7. Staff has reviewed and concurs with the findings in the revised Critical Area Study and Buffer Mitigation Plan prepared by Wetland Resources, Inc., dated November 21, 2022.
8. Prior to ground disturbing activities, a final mitigation and monitoring plan shall be approved with the proper mitigation measures in place on-site, in accordance with MMC 22E.010 Critical Areas Management.

CONCURRENT REZONE APPLICATION COMMENTS

9. Staff has reviewed the revised rezone materials and have no further comments or changes at this time.

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

Senior Planner

ecc: Chris Holland, Planning Manger

JM1 Holdings, LLC



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Emily Morgan – Senior Planner

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

DATE: December 22, 2022

SUBJECT: PA 22-023 – Brodie Subdivision

I have reviewed the Site Plan for the proposed Brodie Subdivision at 8703 60th ST NE and have the following comments:

- 1) ADA Curb Ramps:
 - a. 60th ST NE & 87th Ave NE intersection:
 - i. Curb ramps shall be constructed on NW and NE corners to cross 60th DR NE with future construction/development to construct south side curb ramps.
- 2) Per EDDS 3-506, street lighting will be required as part of civil construction plans.
 - a. Street Lighting upon 87th Ave NE from Soper Hill RD to 64th ST NE (SR 528) shall including City owned decorative street lighting to match installations within the vicinity.
 - i. WSDOT Type D Service Cabinet shall be per City Special Provision with height of 46”.
 - 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.
 1. Approximate Street Light locations upon Road B:
 - a. STA 10+75
 - b. STA 12+75
 - c. STA 14+75
 - d. STA 16+75
 - iv. Snohomish County PUD Process:
 1. For residential plats, contact PUD Plats via email at plats@snopud.com and include a PUD Plats application to begin Snohomish PUD process.
 2. For specific questions regarding street lighting, contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or wehaugen@snopud.com for more information.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

- 3) 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 60th ST NE.
 - ii. No Outlet sign upon Road A north of 60th 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.