

August 17, 2022

David Morse
 8815 122nd Ave NE, Suite 200
 Kirkland, WA 98033

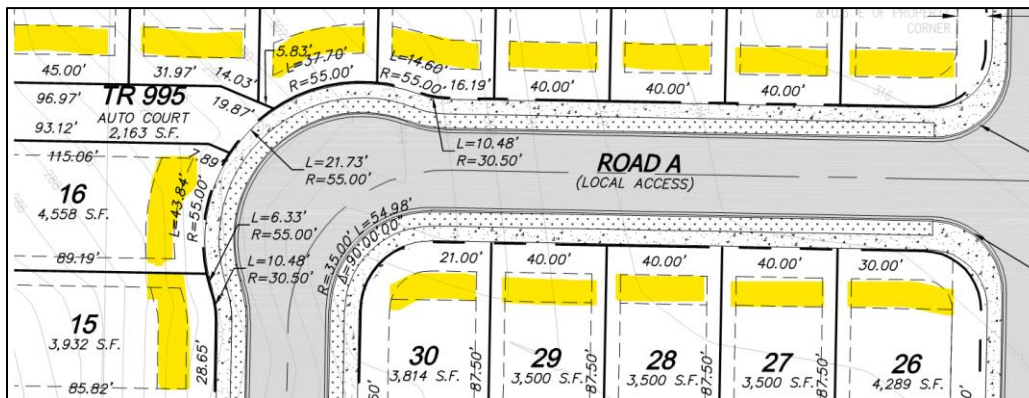
Re: PA22-024- Marysville 44th PRD – Technical Review 1
 7315 / 7417 44th St NE – APN(s) 30053500303700 / 30053500303600

Dear David,

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 PA22-024 on all future correspondence, in addition to all site, civil and landscape plans.
2. To aid in quick reference and review, provide a table within the site plan that includes details for Tracts 995 – 999, including tract size and proposed use.
3. Revise the proposed building envelope lines of Lot 17 to include a 10 ft. setback from the eastern property boundary, north of the panhandle.
4. The provided plans (civil, landscaping, and site) appear to include multiple retaining walls throughout the proposed development.
 - 4.1. 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.
 - 4.2. Provide call out details for said walls and include wall symbols in legend.
5. Please provide clarification as to what the roughly 300 sq. ft. highlights areas are below:



6. Per MMC 22E.010.100(10), *stormwater facilities, such as biofiltration swales and dispersion facilities*, may be located in the outer 25% of wetland buffers. The provided plans appear to meet this provision; please confirm.
7. Per MMC 22G.080.070(4), a total of (8) lots are required to access off an alternate driveway (i.e. shared driveway, alley, auto court, etc.). With the comment provided by Kacey Simon, Civil Plan Reviewer in Public Works, the proposed Tract 999 access would not be allowed. Revise development layout to ensure at least (8) of the proposed lots would have Public Works approved access to satisfy this provision.
8. During the comment period, a public concern is the removal of the trees adjacent to the northern boundary. These trees have provided shade and privacy for the existing single family residences. Revise plans to include a perimeter fence along the northern boundary of Lots 17 – 25 in accordance with MMC 22G.090.580, to ensure site obstruction and privacy.
9. 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.
10. 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 (Marysville)**	Currently \$0 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

11. Demonstrate compliance with the following standard of MMC 22G.080.100(1): *Fencing and/or landscaping shall separate, while maintaining visual observability of, recreation areas from public streets, parking areas and driveways.*
12. Confirm that open space calculations for proposed Tract 998 exclude any proposed buffer landscaping from the dedicated active open space areas.
13. Define the area of Tract 996 – 998 and lots 10 – 16 with solid lines.
14. As proposed, Tract 998 does not appear to meet the open space requirements of MMC 22G.080.100(4), specifically: *(g) be accessible and convenient to all residents within the development.*
Unusable sloped areas must be deducted from the active open space area calculations.
15. Based on the provided plans, Tract 996 is to be completely landscaped with Salal.
As proposed, this tract would not meet the open space requirements of MMC 22G.080.100(4), specifically: *(a) be of a grade and surface suitable for recreation.*

LANDSCAPING COMMENTS

16. 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:**
- 16.1. Incorporate the mitigation planting plan prepared by Raedeke Associates, Inc to allow for a cohesive planting plan for the proposed development.
 - 16.2. Typical side view of perimeter landscape areas, specifically the proposed 10 ft. landscape easements.
 - 16.3. Location of precast vault lids need to be shown as well as proposed access to said lids.
 - 16.4. Provide details for the proposed open space amenities. Additional comments related to the open space amenities will be provided by Marysville Parks, Cultural and Recreation Department.
 - 16.5. Provide detailed landscaping planting plans for the proposed open spaces Tracts 996 and 998.

CRITICAL AREA REVIEW COMMENTS

17. While the provided Wetland Delineation Update and Preliminary Buffer Enhancement Plan prepared by Raedeke Associates, Inc, states that no direct impacts are proposed to the wetland buffer. However, the civil plans demonstrate frontage improvements required for the project along 44th St NE which would be located within the 125 ft. Category I wetland buffer.

Revise critical area report to address the direct impacts to the Category I wetland buffer during ground disturbing activities associated with the required frontage improvements along 44th St NE.

18. A staff recommendation is to utilize the area of Tract 996 as a wetland buffer mitigation area for the proposed impacts associated with the 44th St NE frontage improvements. The proposed installation of strictly salal along with a bench do not meet the requirements of open space as mentioned in above comment No. 12. Being as the project appears to be in excess of open space area, the addition of wetland buffer area, in accordance with MMC 22E.010.100, of Tract 996 could remedy multiple issues.
19. Per MMC 22E.010.370, split rail fencing (or similar) and signage must be installed along the entire boundary of Tract 997. The provided Mitigation Plan does not clearly demonstrate the location of this required fencing/signage, but is referenced in the legend (Fig. 3; Sheet 2 of 4).

Enclosed are copies of comments received from other City departments and reviewing agencies. There were also a handful of public comments. 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

ecc: Chris Holland, Planning Manger

Emily Morgan

From: Peg Brucker <pbrucker37@outlook.com>
Sent: Wednesday, August 17, 2022 8:25 AM
To: Emily Morgan
Subject: [External!] Re: Marysville 44th PRD - PA 22-024

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

Hi Emily,

My husband, Rex, and I looked at most of the plans. We are still going through them but I have an initial reaction and a few questions and concerns. We will be addressing other concerns as we discover them.

Regarding the houses and road that will be put in:

1. Will the trees behind us be taken down completely and replaced with a wall?
2. Will the trees behind us be left up and used as a natural barrier for privacy?
3. Do the houses have backyards? They look like they have no yard at all and are up against the border of our property.
4. What plans are in place to make sure that 75th will be a safe corridor to 44th?

My concern with number 1 is that when we moved here, we chose this house because the trees blocked the sun from baking our home.

Our homes do not have AC and our home will become an oven. The sun will be in the back of our house the entire day.

My concern with number 2 is that if you leave only a few of those trees up, the rest will come down in the next wind storm.

We had 60 mile an hour winds that took trees down, those trees hit the neighbor's house.

My concern with number three is only my curiosity and the concern that the families with children won't have anywhere to play except the remaining protected wetlands.

My concern with number 4 is that it was deemed unsafe 10 years ago for a road to be put through from 75th to 44th due to the visibility issues on 44th, what has changed?

Thank you Emily for your time and attention,
Peggy Brucker
360.440.1711

From: Emily Morgan <emorgan@marysvillewa.gov>
Sent: Thursday, August 11, 2022 1:58 PM
To: pbrucker37@outlook.com <pbrucker37@outlook.com>
Cc: Haylie Miller <hmiller@marysvillewa.gov>; Chris Holland <CHolland@marysvillewa.gov>; Ken McIntyre <kmcintyre@marysvillewa.gov>
Subject: Marysville 44th PRD - PA 22-024

Hi Peggy,

It was great speaking with you and helping you understand the development at 75th Ave NE and 44th St NE. As I mentioned, I have provided the link (see below) to the project's application materials.

Please take a look at the submittal materials and do not hesitate to reach out should you have questions or need clarification.

➤ <http://docs.marysvillewa.gov/htcomnet/Handlers/AnonymousDownload.ashx?folder=06f97b51>

And again, feel free to email me directly with your comments/concerns so I may add them to the file of record, which in turn, makes you a party of record for the project.

Respectfully,



Emily Morgan - Senior Planner

City of Marysville
Community Development Department
80 Columbia Ave
Marysville, WA 98270
360.363.8216 Direct

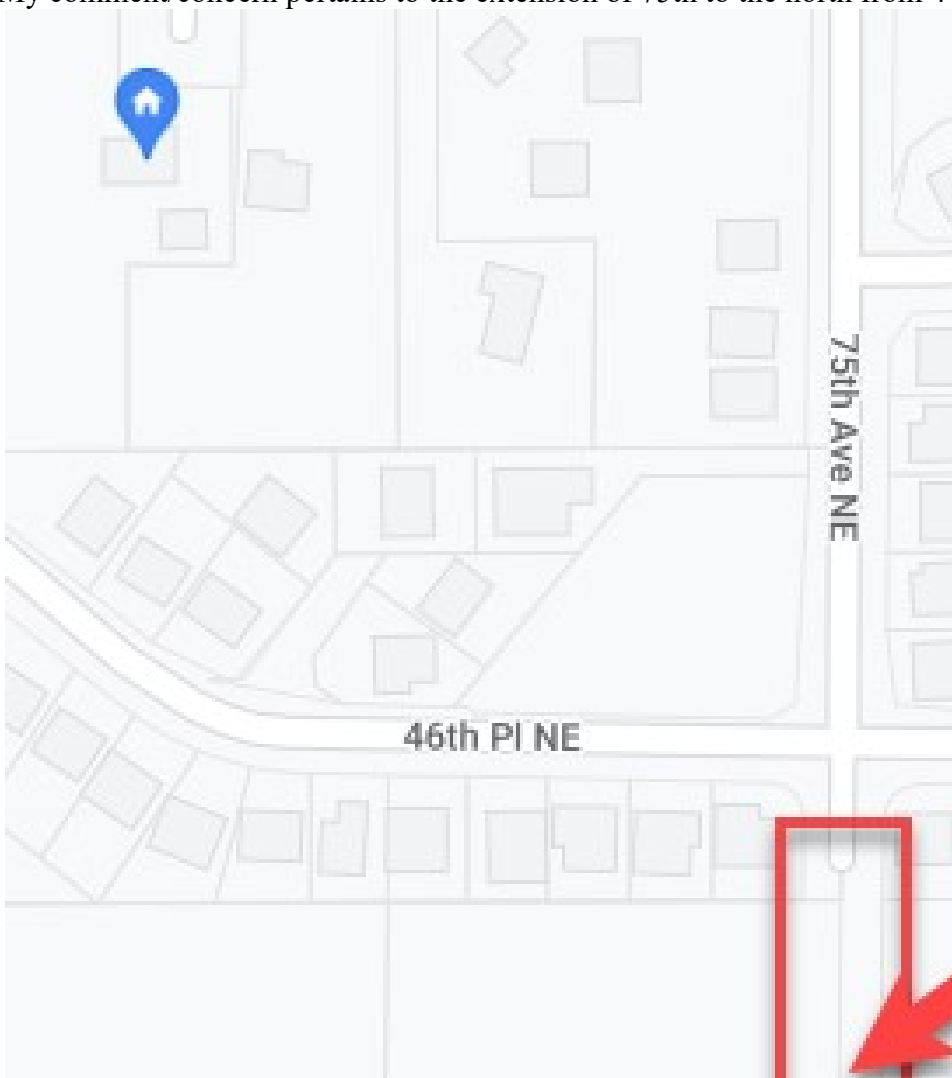
Emily Morgan

From: David Dewey <vondewey@gmail.com>
Sent: Monday, August 8, 2022 1:16 PM
To: Emily Morgan
Cc: Brianna Dewey
Subject: [External!] Re: [External!] PA 22024 - Public Comment

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

Thank you for the info. I'll proceed with my comment here then.

My comment/concern pertains to the extension of 75th to the north from 44th.



75th Ave NE north of 46th Pl NE is a very quiet residential area. There are always tons of kids playing in their driveways, basketball hoops on the curb, people walking their dogs, bike rides with kids, etc. The only traffic coming through here are residents in the immediate area. Despite this, there are some people who already drive too fast given the wide unmarked road and secluded area. The new road will encourage a lot of traffic to circumvent going all the way down the hill to 52nd, then back up the hill to reach their destination.

I could not find any details in the project documentation that reference traffic speed mitigation. I speak for many of the parents and residents with concern that unmitigated traffic will endanger the peaceful and residential nature of the area. In no way do I oppose the extension of 75th Ave, I'll even use it to save time heading out to Hwy 9. What can be done to discourage drivers from exceeding the speed limit in this area, and maintaining a safe region for our kids to play? Could speed bumps be introduced in key areas? Perhaps those half-roundabout things that make drivers slow down to drive around them? Other options?

I appreciate you taking the time to hear our concern and look forward to the discussion.

Best,

On Mon, Aug 8, 2022 at 1:02 PM Emily Morgan <emorgan@marysvillewa.gov> wrote:

Hi David,

You may email your comment directly to me or mail it to the address below in my signature.

Respectfully,



Emily Morgan - Senior Planner

City of Marysville

Community Development Department

80 Columbia Ave

Marysville, WA 98270
360.363.8216 Direct

From: David Dewey <vondewey@gmail.com>
Sent: Monday, August 8, 2022 12:50 PM
To: Emily Morgan <emorgan@marysvillewa.gov>
Subject: [External!] PA 22024 - Public Comment

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

Hello Emily, I am a resident near the area where PA 22024 is located. Can you tell me where I may submit a comment on the development, specifically for a transportation related comment?

Thank you!

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~~ David Dewey ~~

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~~ David Dewey ~~

3991 Frebush
San Antonio, TX 78261

RECEIVED

SEATTLE WA 980

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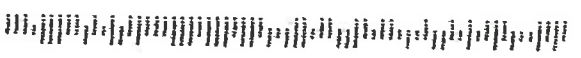
AUG 11 2022

CITY OF MARYSVILLE
PUBLIC WORKS &
COMMUNITY DEVELOPMENT



City of Marysville Community Development
Dept.
80 Columbia Ave.
Marysville WA 98270

98270-515859



August 8, 2022

To City of Marysville Community Development Department,

This is in reply to the notice we received of the application for development File Number PA22-024 titled Marysville 44th PRD by Robinett Brothers, LLC.

We are concerned with the loss of trees/vegetation and how that will affect the local wildlife. There are herds of deer that reside in this area as well as many other critters and birds that rely on those woods to survive. Is there a proposed plan in place to account for that?

Also, with the increase of residents in the area, the increase of traffic is a burden on the already crowded roadways.

We are very disappointed in the increasing number of houses being built in the area and lack of response of wildlife protection and lack of improvement of infrastructure.

I am a former resident of Marysville, we just moved. (We received the postcard notification of this development at 7306 46th PL NE).

Sincerely,



Christina Grasher

Emily Morgan

From: Dennis O'Brien <denniso1899@gmail.com>
Sent: Tuesday, August 9, 2022 7:10 PM
To: Emily Morgan
Subject: [External!] Comments on PA22024

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

Hello Emily,

After reviewing the PA22024 drawings here are my comments...

1. The intersection of 44th St NE and the new 75th Ave NE needs to be engineered properly for visibility. This is especially true for cars that will be making an entrance onto 44th St NE (either right turn - heading west, or left turn - heading east) from 75th Av NE. I think that the current design will have two problems.

First, the driver's view to the east will be blocked by the steep embankment on the east side of 75th Ave NE right at 44th St NE. This will require drivers to pull well into 44th ST NE to check oncoming traffic before they can proceed with their turn.

Second, the elevation 44th St NE increases to the east of the intersection making it difficult for drivers to have a clear view of cars approaching from the east. This will cause problems for both cars turning from 75th onto 44th as well as cars approaching from the west and wanting to turn north onto 75th. Although there is a 35 mph speed limit on 44th ST NE cars often will significantly exceed that speed.

This is going to be a dangerous intersection without these two issues being addressed.

2. The sewer route is shown on sheet 8 of the civil plans (Conceptual Sewer Plan) but the sewer depths are not shown (or at least I cannot determine them). Although not needed for this development, the sewer continues east on 44th St past the connection point to the east edge of the property. Presumably, this is to allow future connections to the northeast and southeast to use the sewer line. **Will the eastern terminus of the sewer line be placed deep enough to service other properties in this area?**

Based on the slope of 44th St, it looks like eastern inlet to the sewer could be as much as 15' deeper (from the road surface) than the connection point for the new development on 44th St. The deeper this inlet is the more area this sewer will service. If it is allowed to be the minimum depth it won't service much of the area but if it is put as deep as possible it will likely service most of it.

I look forward to hearing if and how these issues will be addressed.

Regards,

Dennis O'Brien
425.350.1899
denniso1899@gmail.com

Emily Morgan

From: Marshall Rivers <marshall.t.rivers@gmail.com>
Sent: Wednesday, August 10, 2022 10:12 PM
To: Emily Morgan
Subject: [External!] PA-22024 | Comment - Marshall Rivers - 4714 75th Ave NE, Marysville, WA 98270

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

Emily Morgan

Sr. Planner

City of Marysville

Re: PA-22024

Dear Emily Morgan,

My name is Marshall Rivers and I am a homeowner at 4714 75th Ave NE, Marysville, Washington 98270. I have lived at this location since August 2014. Currently, our family – Linda Rivers (my spouse), Elliott Rivers (4 years old), Emerson Rivers (6 years old), Casey (our dog of 14 years), and I reside at this location.

We understand that Marysville is undergoing significant changes and development pressures. Challenged by the geography - Puget Sound to the west, existing development to the south, and mountains to the east – infill development will be a fact of life. We recognize and appreciate the opportunity to comment on PA-22024. Our intent is not to restrict the development of the parcel, but to ask for the following considerations regarding the changes to the transportation network that will ultimately connect 75th Ave NE to Line Road:

1. **Per [Public folder \(marysvillewa.gov\)](#) - E02 Project Narrative – (v) Providing public facilities:** Our family formally contests the notion that the “Project (to) extend 75th Ave NE to the north” is providing public facilities. We ask that, if this statement is indeed factual, that the applicant poll residents that may benefit from such a connection (e.g. those saving travel time with this connection) be polled on if this is a need that would provide desired public facilities by a simple majority vote.
2. **Per [Public folder \(marysvillewa.gov\)](#) - E04-Environmental Checklist – 3. Water 5) Does the proposal lie within a 100-year floodplain:** We ask that the applicant perform an engineering analysis (including both hydrology and hydraulic analyses) to determine the 1% annual chance flood event (also referred to as the 100-year floodplain) at the site location. The Federal Emergency Management Agency (FEMA) does not determine the 1% annual chance flood event for all drainage areas in the United States. Floodplains are mapped in locations where there may be population and or evidence of previous hazard events. The absence of a defined flood risk from FEMA does not mean there is an absence of flood risk at the property in question. We suggest that the applicant, based on their response “*Any floodplain associated with the bodies of water referenced above will most likely lie within the associated buffers*”, did not sufficiently answer the question.
3. **Per [Public folder \(marysvillewa.gov\)](#) - E04-Environmental Checklist – 4. Plants C) List threatened and endangered species known to be on or near the site.:** We ask that the applicant perform a biological assessment to confirm that this development will not impact the ten defined endangered or threatened

Washington plant species as listed here: [Listed Species \(fws.gov\)](#). We challenge that the applicant's response "*None to our knowledge*" appears unsatisfactory in addressing this requirement.

4. Per [Public folder \(marysvillewa.gov\)](#) - E04-Environmental Checklist – 5. **Animals C) Bold/Italicize any birds and other animals which have been observed on or near the site or are known to be on or near the site:** We ask the application include hawks, herons, and eagles based on direct personal observations between August 2014-present at/near the project location.
5. Per [Public folder \(marysvillewa.gov\)](#) - E04-Environmental Checklist – 5. **Animals B) List threatened and endangered species known to be on or near the site.:** We ask that the applicant perform a biological assessment to confirm that this development will not impact the twenty-one defined endangered or threatened Washington amphibian, bird, fish, insect, mammal, and reptile species as listed here: [Listed Species \(fws.gov\)](#). We suggest that the applicant's response "*None to our knowledge*" appears unsatisfactory in addressing this requirement.
6. Per [Public folder \(marysvillewa.gov\)](#) - E04-Environmental Checklist – 9. **Housing C) Proposed measures to reduce or control housing impacts, if any:** We ask the applicant address how there will be a reduction in housing impacts, primarily in relation to increased traffic, due to the connection of 75th Ave NE to Line Road. The application left this response empty.
7. Per [Public folder \(marysvillewa.gov\)](#) - E04-Environmental Checklist – 10. **Aesthetics B) What views in the immediate vicinity would be altered or obstructed?:** We believe the applicant did not fully consider the impacts to property owners living on 75th Ave NE and 46th Pl NE and the definitive reduction in vegetation due to the development of tens of single-family residential homes. The response "*Views in the vicinity are not likely to be enhanced, extended or obstructed by development of this Project*" does not account for the direct elimination of a vegetative buffer between residences on these streets and the proposed development.
8. Per [Public folder \(marysvillewa.gov\)](#) - E04-Environmental Checklist – 14. **Transportation H) Proposed measures to reduce or control transportation impacts:** We ask either the applicant and/or the City of Marysville to comment on direct and actionable measures to reduce/control transportation impacts. The response "*It is anticipated that the Project will be required to pay mitigation fees to the City of Marysville*" does not directly define actionable measures to reduce or control transportation impacts. A fee does not directly translate into action, especially when considering road connectivity.
9. Per [Public folder \(marysvillewa.gov\)](#) - E04-Environmental Checklist – 15. **Public Services B) Proposed measures to reduce or control direct impacts on public services, if any:** The applicant insufficiently responds to this question with the response "*...the proponent will mitigate the direct impacts of the proposal through traffic and school mitigation programs, if required*". Due to the connection of 75th Ave NE to Line Road, defined mitigation actions are needed for the proposed traffic connection. Additionally, the Lake Stevens and Marysville School Districts are currently split at the middle of 75th Ave NE. A definition on school districts with this extension and development should be reviewed.
10. Per [Public folder \(marysvillewa.gov\)](#) - E05-TIA: We dispute the Traffic Impact Analysis in part that the statistics provided do not account for increased traffic outside the proposed develop area as a result of the connection between 75th Ave NE and Line Road. Presently, addresses along 75th Ave NE and 46th Pl NE have an equal travel time to access I-5 via Sunnyside Blvd/US Route 2 and via downtown Marysville/SR 528. The connection of 75th Ave NE and Line Road will increase traffic towards Line Road as a significant reduction in travel time to I-5 via Sunnyside Blvd and US Route 2 will be established. This added traffic is not accounted for in this report.'

Outside of the provided attachments, the following general concern is identified:

Conceivably, with the connection between 75th Ave NE and Line Road, additional traffic from 57th St NE, 58th Pl NE, 56th Pl NE/73rd Ave NE, 55th Pl NE, 72nd Dr NE, 73rd Dr NE, 75th AVE NE (and all corresponding offshoot streets) will now have direct access from 75th Ave NE to Line Road as a direct route (whereas previously, traffic may have been required to use 52nd St NE to 67th Ave NE or Sunnyside Blvd. Using an estimated analysis of building footprints in proximity of this location, over 400 additional

structures will now have direct access to Line Road as a more direct route when traveling southbound to Lake Stevens, US 2, and or southbound I-5.

The existing condition of 75th Ave NE between 52nd St NE and 46th Pl NE is insufficient for traffic mediation. The existing speed limit for this segment is 25 MPH but does little to mitigate existing speed concerns. The segment has a straight-line trajectory for approximately 0.35 miles, a generous width of the road (approximately 35'), zero shoulder or centerline markings (from 49th Pl NE to 46th Pl NE), and minimum setbacks +/-25' from the edge of street allow certain travelers to use this portion of road as a drag strip while putting the residential neighborhood at risk to collisions with pedestrians and property. Furthermore, the greenbelt on 75th Ave NE between 49th Pl NE and 48th St NE is a location that attracts outside parties to loiter (due to the lack of direct visibility from residents).

A proposed connection between 75th Ave NE and Line Road will exasperate the concerns on existing conditions listed above. Increased traffic, no defined traffic mitigation measures, and existing road conditions will do little to protect neighbors at this location. Outside of the concerns listed above, we are requesting the applicant and/or the City to address the following:

- Traffic calming measures (e.g. rotaries or other mechanisms) to be implemented at the intersection of 49th Pl NE and 75th Ave NE and 46th Pl NE and 75th Ave
- Conservative street striping of shoulders and centerlines from the intersection of 49th Pl NE and 75th Ave to Line Road and 75th Ave
- Narrowing of roads to at the newly developed 75th Ave NE segment between 46th Pl NE and Line Road
- Signage to indicate residential neighborhood, children at play, or other best-available mechanism to alert the driver to slow down
- Efforts to reduce advertisement of through traffic on 75th Ave (e.g. platforms like Google Maps, enforcement of deterring loitering at the greenbelt on 75th Ave NE between 49th Pl NE and 48th St NE, and/or signage as identified above)

We appreciate your consideration and review of these comments. Ultimately, we want to mitigate traffic and development related concerns to maintain the safety and integrity of our neighborhood. We look forward to the responses provided.

Sincerely,

Marshall Rivers

4714 75th Ave NE

Marysville, WA 98270

860-212-4327



COMMUNITY DEVELOPMENT DEPARTMENT
80 Columbia Avenue □ Marysville, WA 98270
(360) 651-5100 □ (360) 651-5099 FAX
24-Hour Recorder 360-363-8204

MEMORANDUM

Date: **August 12, 2022**

PA22-024

To: **Emily Morgan, Senior Planner**

From: **Michael Snook, Building Official**

Re: **Project Name:** Marysville 44th PRD

Applicant: Toll Brothers, Inc.

Proposal: The applicant is requesting Planned Residential Development (PRD) and preliminary Binding Site Plan (BSP) approval with State Environmental Policy Act (SEPA) Review in order to construct thirty five (35) single-family detached units on 9.36 acres.

Address: 7315 & 7417 44th Street NE

In response to your request for review of the above project. Please see requirements below:

1. Applicant shall comply with any and or all provisions the 2018 Edition of the International Building, Residential, Mechanical, 2018 Uniform Plumbing Codes, and current Washington State Amendments.
2. All plans and permit applications will be required to be submitted electronically as part of their submittal process. One (1) complete set of building plans, structural calculations, and 2018 Washington State Energy Code work sheets.
3. Contact our office if you have questions in regards to permit applications, checklists and/or handouts that you and/or your design team will be preparing plans for on your project.
4. If any demolition of structures 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. An asbestos report will be required for each demo permit.
5. Separate permits will be required for any proposed rockeries or underground storm vaults. One (1) complete set of building plans, structural calculations, site plan, and Geotech Report are to be submitted for review.
6. A grading permit will be required. A Geotechnical report shall be submitted to the City for this project. This is to be an in-depth report to address the following:
 - Soil Classification
 - Required Drainage Systems
 - Soil Compaction Requirements
 - Type of Footings, Foundations, and Slabs Allowed
 - Erosion Control Requirements
 - Retaining Walls
 - Fill and Grade
 - Final Grade

Please provide the below information in regards to this overall project the 2018 International Building requirements;

1. The building structure will be required to be designed under the 2018 IBC, Chapter 16, and Structural Design Requirements. The seismic zone criteria is to be established under the guidelines of a Washington State Licensed Architect and/or Structural Engineer.
2. Please provide scaled floor plans with square footage.

3. Show on the plans the type of building materials proposed, and if required, what type of fire-resistant construction will be required.
4. Exterior walls are to comply with the 2018 International Building Code, Chapter 6. This includes allowable openings under the 2018 IBC, Chapter 7. Site plan is to show the distance from the proposed structure to the property lines, from all sides of the building.
5. A Fire Sprinkler system may be required. The applicant is to verify this requirement with the Fire Marshal's Office.
6. All Electrical installations are to be permitted, inspected and approved through the City. The current code is NEC 2020 with WCEC Amendments. A separate application, plans, and plan review will be required.
7. Special Inspection may be required. The list of the type of inspections shall be indicated on the plans by the Engineer of Record. The owner is to notify the City of the registered special inspection agency prior to permit issuance.

8. **Building application for plan review will be approximately 4-6 weeks for first-time plan review comments.**

We look forward to your project coming to our City!

If I may be of any further assistance, please feel free to contact me.

Michael Snook, Building Official, 360-363-8210 or msnook@marysvillewa.gov during office hours 7:30 am – 4:00 pm, Monday through Friday.



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: Marysville 44th PRD, File# PA22-024
35 single-family detached units on 9.36 acres
7315 & 7417 44th ST NE & Parcel #'s 30053500303700 & 30053500303600

Date: 8/9/2022

The following comments are offered after review of the above referenced application. Most of the comments are repeated as they will not change through the project. New comments (or edited comments) in addition to the last review will be in ***bold italic font***.

1. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project.
 - a. Sewer will need to be installed along the projects frontage. ***This includes along 75th Ave NE to the north at least to service parcel number 00590700018101.***
 - b. ***Water services will need to be pulled off of 75th Ave NE for lots 1 - 6. It is best to avoid a dead end water main that will need to be flushed and I'm not sure if you will meet separation requirements with the proposed sewer going through TRACT 999.***
 - c. ***All fire hydrants must be located behind the sidewalk.***
2. **Dedication Requirements:**
 - a. ***The proposed 75th Ave NE will require a 25' dedication.***
 - b. ***It appears there is an additional 5' of right-of-way required for 44th St NE.***
3. **Access:**
 - a. The minimum width of a residential driveway is 12-feet and the maximum is 26-feet. Curb cuts for driveways shall be limited to a 20 foot maximum.
 - b. Section 3-303C of the EDDS notes that driveways shall not be within 6 feet of adjacent property lines, except for joint use driveways.
 - c. The new roads shall be constructed in accordance with SP 3-218-001 for a PRD.
 - d. Auto courts are permitted in a PRD. The auto courts are to be built compliant with section 3-219 of the EDDS, and to be surfaced with decorative concrete or stamped asphalt. They shall serve 6 lots maximum and shall not access from an

arterial street. *The proposed TRACT 999 does not qualify as an auto court as it exceeds 150' in length. This location will not qualify for a private road either since private roads are only allowed in Short Plats.*

- e. *Please remove the Alley detail to avoid confusion as there are no alleys on this project.*
 - f. *Even though 75th Ave NE will only be built as a half street it still must be built per SP 3-202-001, including a planter strip, matching the development to the north.*
 - g. Shared driveways shall be in a tract or easement with a minimum width of 20 feet. See section 3-303c of the EDDS.
4. **Engineering:**
- a. *The wall end (or any wall end on site) located on the east side of the vault along the auto court must not have a grade differential of greater than 2'.*
 - b. *Per MMC 22D.050.030 (4) Any walls taller than 4' that are visible to the street or adjacent property must be terraced.*
5. **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 2019 Ecology Manual. 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.
 - b. *As stated in the drainage report a conveyance analysis will be required at the time of civil submittal.*
 - c. *The project narrative states porous pavement will be used but the drainage reports says porous pavement is infeasible. Please revise.*
 - d. *It does not appear that Minimum Requirement 8 is being met.*
 - e. *Please show that roof dispersion trenches for lots 10 – 16 meet the slope requirements for dispersion trenches.*
 - f. *Projects that are not submitted prior to 7/1/22 with a letter of completeness will be required to be compliant with the 2019 Ecology manual. Please revise the drainage report to reflect these changes.*

Standard Comments:

6. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.
7. 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.
8. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.
9. 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.

10. 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.
11. 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.
12. 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
13. **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.
14. 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 or at (360) 363-8280.

cc: Ken McIntyre, PE, Development Services Manager

Emily Morgan

From: Gresham, Doug (ECY) <DGRE461@ECY.WA.GOV>
Sent: Monday, August 8, 2022 5:08 PM
To: Emily Morgan
Subject: [External!] Marysville 44th PRD (PA22-2024)

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

Emily,

I reviewed this project for wetland permit requirements but because they have avoided direct wetland and buffer impacts, I don't have any concerns. Their buffer enhancement will actually improve conditions.

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

MEMORANDUM

TO: Emily Morgan, Senior Planner

FROM: Brad Zahnow, Development Services Technician

DATE: July 27, 2022

SUBJECT: PA22-024 Marysville 44th PRD
7315 & 7417 44th St NE
APN's: 30053500303700, 30053500303600

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.



Marysville Fire District

YOUR RISK PREVENTION TEAM
1094 Cedar Avenue, Marysville WA 98270

Phone (360) 363-8500
Fax (360) 659-1382

To: Emily Morgan, Senior Planner
From: Don McGhee, Assistant Fire Marshal
Date: August 9, 2022
Subject: PA22-024 Marysville PRD 7315, 7417 44th ST

I have completed a review of the preliminary plans for this project proposing a 35-lot PRD for a 9.3-acre site. The project description includes new public roads and civil utilities constructed in a single phase for high density SFR use. The project takes access from two locations on 75th Ave NE. The two access points on 75th Ave NE appear to have insufficient separation per MMC 9.04.503.1.5. *Fire sprinklers are required in all homes due to the access deficiency.*

Plans show two hydrants in development location appear adequate. No information about available fire flow is provided for the existing fire hydrants. The minimum fire flow required is 1,000 gpm.

Comments related to fire code compliance for this project are noted below.

1. The project shall comply with the current fire code requirements (2015 IFC) including WA State and local City of Marysville amendments to the fire code. Any fire code required construction permits (IFC section 105.7) are obtained through Marysville Community Development at 80 Columbia Avenue.
2. The city address committee will determine road names and address numbers for the lots.
3. Fire marshal approval of fire access and fire hydrant/water supply systems is required and will be part of the civil construction plan review and approval process for this project.
4. It is the developer's responsibility to see that adequate water for fire protection is attainable. Check with the city Public Works Dept. for water system information. The minimum required fire flow for hydrants protecting SFR dwellings is 1,000 gpm.
5. Fire hydrant coverage shall be provided along all roads and at intersections. *"Fire hydrants meeting city specifications shall be installed on all extensions of the city water system at the time such extensions are constructed. All hydrants shall be owned and maintained by the city. The location and frequency of fire hydrants shall be specified by the city utility department and fire department; provided, that fire hydrants in single-family residential zones shall be spaced not more than 600 feet apart"* (MMC 14.03.050). The location of fire hydrants requires fire marshal approval on civil construction plans.
6. Fire hydrants shall comply with city Water Design Standard 2-060 Hydrants, including 5" Storz fittings, with blue reflective hydrant markers to be provided in the roadways, located four inches off the centerline on the hydrant side of the road.
7. Future homes to be constructed may require residential sprinkler installation for a number of reasons, including: if homes are three or more stories tall, if fire flow from hydrants does not meet fire code requirements, if there are access deficiencies, or if any part of homes is further than 200' from the public road ROW with no hydrant provided on-site.

We Care About You!

8. The project will need to provide external access for the development that meets municipal code requirement for at least two separate access roads for developments exceeding 30 dwellings, or provide fire sprinklers in all homes:

MMC 9.04.503.1.5 Section 503.1.5 – One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved, unobstructed fire apparatus access roads and shall be placed a distance apart equal to not less than one half of the length of maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Exceptions: 1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 access from two directions shall not be required. 2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

Sprinklers shall be provided in all homes to use exception 1, and future access road connections must be provided concurrently with this development to use exception 2.

9. Where residential fire sprinklers may be required the developer should install a water service per Standard Plan 2-090-001 Full ¾" x 1" Meter Service. Under this plan a 1" tap is made at the water main and 1" piping is run to the 1" meter setter. If in the end a ¾" water meter will suffice then all that is required is to install two reducer bushings with the ¾" water meter. A single service tap should be used where sprinklers are required, not a double service installation.
10. A minimum 20 feet wide fire apparatus access is required to extend to within 150' of all exterior portions of buildings. A minimum 26 feet wide fire apparatus access is required in the immediate vicinity of any building more than 30 feet in height for ladder truck operations, and within 20 feet on both sides of fire hydrants. An adequate access route for fire apparatus must be in service prior to any building construction.
11. Access for firefighting operations along all sides of all buildings is required. A minimum 5' wide access around buildings is required. All parts of the buildings exteriors should be accessible for firefighting by an approved route around the building, and be within 150 feet of fire apparatus access. Formal review of access for approval is normally part of the civil and building plans review processes.

We Care About You!

Emily Morgan

From: Chris Holland
Sent: Tuesday, August 2, 2022 10:42 AM
To: Emily Morgan
Subject: Marysville 44 PRD (PA22024)

Emily-

Can you please respond?

Think Lauren simply needs to see the plans for the proposed sewer extension through the City property which I believe shows that Marysville 44 will not be cutting any trees along her east property boundary, but I didn't open the plans and review closely.

The trees were likely marked for the Critical Areas review and confirmation.

Thank you,

Chris Holland | Planning Manager

CITY OF MARYSVILLE
Community Development Department
80 Columbia Avenue
Marysville, WA 98270

360-363-8100 Office
360-363-8207 Direct Line
360-651-5099 Fax

cholland@marysvillewa.gov
<http://marysvillewa.gov>

From: Lauren Squaglia <laurenalesa@gmail.com>
Sent: Tuesday, August 2, 2022 10:27 AM
To: Kate Tourtellot <ktourtellot@marysvillewa.gov>
Cc: Brian Orkney <brian.orkney@gmail.com>; Chris Holland <CHolland@marysvillewa.gov>
Subject: [External!] Re: FW: [External!] Re: Survey markers between 7214 44th St NE and City property to the east

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

Hi Kate,

We had the conversation about the flagged trees on my property back in February. For quick reference, my property address is 7212 44th St NE, Marysville, WA 98270. I see that the 44th street project across the street from mine is moving forward.

Brian and I were able to find the monument property marker on 44th St for the North East corner of my property. We then ran a string from that marker to the property marker on the southeast corner of my property that was marked by the Maplewood Crossing Subdivision.

There are DEFINITELY trees that were tagged on my property.

How should I proceed? Thank you in advance for your help and guidance!

Sincerely,

Lauren Squaglia

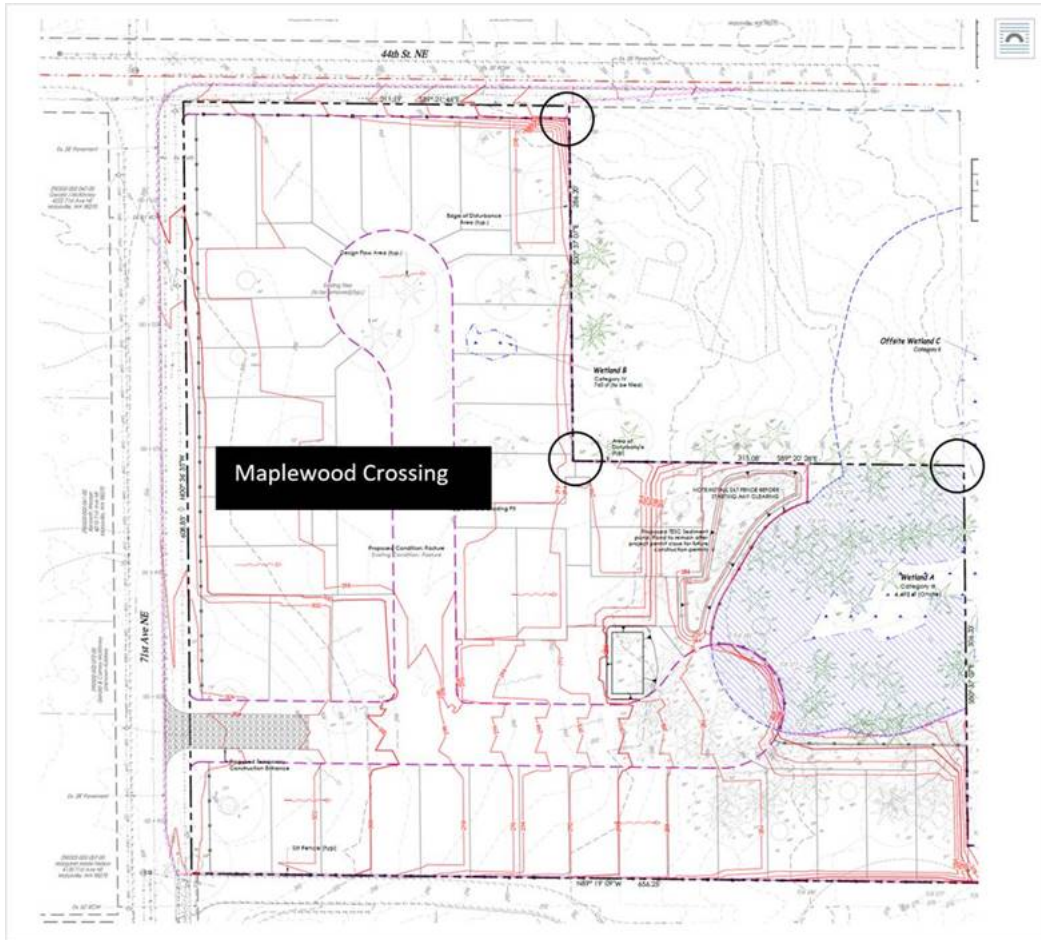
On Thu, Feb 3, 2022 at 3:09 PM Kate Tourtellot <ktourtellot@marysvillewa.gov> wrote:

Hi Lauren,

We reached out to Core Engineering and learned the stake are theirs, and are associated with the preliminary Marysville 44 project. The person who responded, stated that someone from the Marysville 44 project team will be reaching out to you. They also noted that the "Core" stakes are actually 24 feet east of your east property line. I prepared the image below to help you figure out your approximate property lines, based on Snohomish County Assessor records and our GIS system. The approximate property lines are in white. I also measured the distance between the southwest corner of your deck and the east property line. Because of the active site work associated with the Maplewood Crossing development, you might be able to figure out the approximate east property line by measuring the distance between the southwest and southeast corner makers or measuring 312 feet east from the northwest corner. I circled the areas where you should be able to find property corner rebar stakes between your property and the Maplewood Crossing project.

NE





Unfortunately, the City does not have a land surveyor on staff, so if you still have concerns that people are trespassing on your property, I would encourage you to hire a surveyor to mark your property corners. Since we do not have a list of qualified firms, you may want to do a simple Google search for land surveying companies in Snohomish County.

The City has not received a formal application for the Marysville 44 project, which is proposed on the north side of 44th Street NE. The survey work that is occurring east of your property, is part of their feasibility analysis for utilities and wetlands report. Please let me know if you have any additional questions.

Sincerely,



Kate Tourtellot, AICP, *Senior Planner*

City of Marysville, Community Development

80 Columbia Ave.

Marysville, WA 98270

(360) 363-8216 | ktourtellot@marysvillewa.gov

Working hours: Monday – Friday, 7:30 a.m. to 4 p.m.

From: Lauren Squaglia <laurenalesa@gmail.com>
Sent: Wednesday, February 2, 2022 5:12 PM
To: Kate Tourtellot <ktourtellot@marysvillewa.gov>
Cc: Brian Orkney <brian.orkney@gmail.com>
Subject: [External!] Re: Survey markers between 7214 44th St NE and City property to the east

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

Hi Kate, the three first photos show the core control label and other identifying info. The 4th photo is the lable/ tag that is on at least half a dozen trees on my property.

Thank you so much for your help in sorting this out. We really appreciate it and want to protect our trees!

On Mon, Jan 31, 2022, 5:17 PM Lauren Squaglia <laurenalesa@gmail.com> wrote:

Hi Kate,

I got home later than expected from teaching today. It's already dark outside!

Here is the one picture I had on my phone already. I hopefully will get home early tomorrow to take some more.

Thank you for all your help! I have cced Brian as well.

-Lauren

On Mon, Jan 31, 2022, 3:19 PM Kate Tourtellot <ktourtellot@marysvillewa.gov> wrote:

Hi Lauren,

Thank you in advance for sending photos of the markers you found. Attached is the map illustrating the areas the wetland consultant was supposed to be working in, the long rectangle area outlined by a peach colored dash line. As mentioned on the phone, Raedeke Associates uses either red & white or pink & black flags and ribbons. The engineering firms we are aware of working near your property are:

1. Land Technologies is working on Maplewood Crossing, the project to the west and south of your property, outlined by the black dashes.
2. D.R. Strong is working on the Marysville 44 project, north and east of your property, on the north side of 44th St NE. This project requires an easement through the City's property, just east of you. Raedeke is the wetland firm hired to evaluate the wetlands on the city's property.

Below are a few visuals that may also help. Brian had some questions about our critical area (wetlands, wildlife habitat, steep slopes, etc.) regulations this morning. Here's a link to the City's critical areas regulations - [Marysville Municipal Code 22E.010](#) Critical Areas Management.

Area of wetland boundaries to be confirmed
Map with property lines
line with City in red

GIS
Aerial Photo: east property

I hopeful I'll be able to get you an answer within the next few days.

Sincerely,

Kate Tourtellot, AICP, *Senior Planner*

City of Marysville, Community Development

80 Columbia Ave.

Marysville, WA 98270

(360) 363-8216 | ktourtellot@marysvillewa.gov

Working hours: Monday – Friday, 7:30 a.m. to 4 p.m.

August 15, 2022

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

Dear Ms. Morgan:

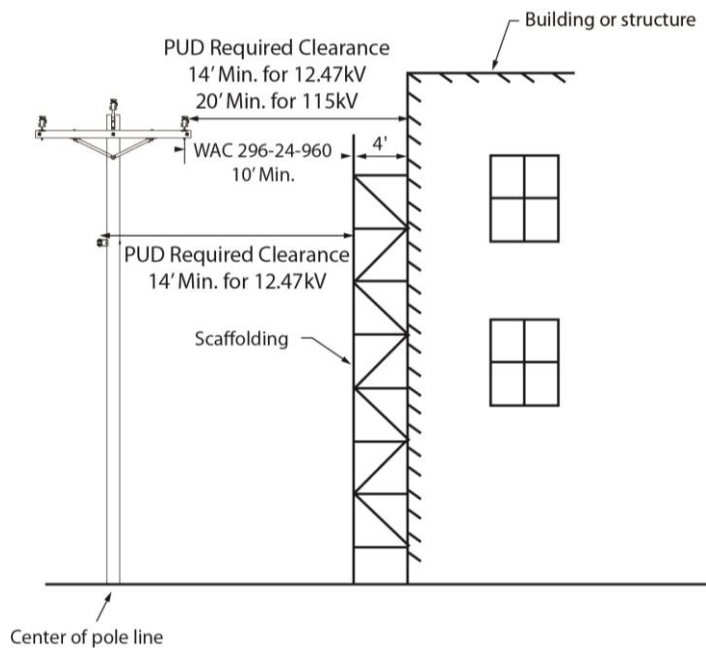
Reference: PA22 024 Marysville 44th PRD

District DR Number: 22-10-534

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.

There is a wetland on site. Please include any required utility work in the scope of all applicable land use/development permits, including for any planned over- or under-stream and wetland utility crossings.

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, July 23, 2022 10:09 PM
To: Emily Morgan
Subject: [External!] SNOCO COMMENTS – Marysville 44th PRD – PA22-024
Attachments: Generic Offer Form for All Developments Inside Cities.pdf

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

Hi Emily,

Please have the applicant complete the attached traffic mitigation offer form and send it to our team. Since the submitted 8-page Traffic Impact Analysis (TIA) does not have any reference to the traffic mitigation fee, the applicant will also need to explain how it arrived at the final traffic mitigation offer for impacts on county roads.

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).

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

From: Emily Morgan <emorgan@marysvillewa.gov>
Sent: Thursday, July 21, 2022 3:33 PM
To: Mike Snook; Jordan Sanchez; Tara Mizell; Dave Hall; Brad Zahnow; Bradley Akau; Ken McIntyre; Kacey Simon; Shane Whitney; Jeff Laycock; Max Phan; Adam Benton; Kim Bryant; Ryan Keefe; Tim King; Jesse Hannahs; Jesse Birchman; Jake Wetzel; Matthew Eyer; Brooke Ensor; Ryan Carney; Jason Crain; Julie Davis; dave_brooks@comcast.com; Tom Maloney; Don McGhee; Brian Merkley; capital_projects@msvl.k12.wa.us; Wicklund, Mary; robert.nance@ziply.com; robert.larson@ziply.com; kathryn.e.heard@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; Dhaliwal, Gurpreet; cstevens@stillaguamish.com; klyste@stillaguamish.com; sbarr@stillaguamish.com; traceyboser@stillaguamish.com; Todd Gray; knelson@tulaliptribes-nsn.gov; ryoung@tulaliptribes-nsn.gov
Subject: Request for Review - PA22-024 - Marysville 44th PRD
When: Thursday, August 11, 2022 12:00 AM to Friday, August 12, 2022 12:00 AM (UTC-08:00) Pacific Time (US & Canada).
Where: N/A

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

Traffic Mitigation Offer to Snohomish County

The applicant completes part one and submits it to the city with a completed county traffic worksheet. The city completes part two and sends it to the county. The county completes part three and sends it back to the city.

Part One to be completed by Applicant

<p>Basic Development Information</p> <p>Name of City in which development is located _____</p> <p>Name of Proposed Development _____</p> <p>City Project File Number (if known) _____</p> <p>Name of Applicant _____</p> <p>Address of Applicant _____</p>																													
<p>Proportionate Share Calculation: Choose Option A or B</p> <p><input type="checkbox"/> Option A: Based on a percentage of the County's adopted impact fee (Attach traffic worksheet.)</p> <p>1. The applicable percentage of the County's fee: _____ %</p> <p>2. Net New Average Daily Traffic: _____ ADT</p> <p>3. The adopted County impact fee for this development: _____ \$/ADT</p> <p>4. Total Proportionate Share Amount: \$ _____</p> <p><input type="checkbox"/> Option B: Based on a comprehensive traffic study (Attach traffic worksheet and traffic study)</p> <p>_____ No road improvements are impacted. Hence, proportionate share amount is zero.</p> <p>_____ The following road improvements are impacted. The calculation of proportionate shares is summarized below.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;">List by Names/Description the Impacted County Projects (attach other pages if necessary)</th> <th style="width: 10%;">County Project ID#</th> <th style="width: 15%;">PHTs Impacting Project</th> <th style="width: 15%;">Capacity Cost per PHT</th> <th style="width: 20%;">Proportionate Share Obligation per Impacted Project</th> </tr> </thead> <tbody> <tr> <td>1. _____</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2. _____</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>3. _____</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">4. Total Proportionate Share Amount (sum of obligations for each impacted project)</td> <td>\$ _____</td> </tr> </tbody> </table>					List by Names/Description the Impacted County Projects (attach other pages if necessary)	County Project ID#	PHTs Impacting Project	Capacity Cost per PHT	Proportionate Share Obligation per Impacted Project	1. _____					2. _____					3. _____					4. Total Proportionate Share Amount (sum of obligations for each impacted project)				\$ _____
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2. _____																													
3. _____																													
4. Total Proportionate Share Amount (sum of obligations for each impacted project)				\$ _____																									
<p><input type="checkbox"/> Trip Distribution and Assignment if Required</p> <p>If required, attach AM and PM peak-hour trip distribution and assignment. (Attach traffic worksheet showing whether or not it is required and traffic study).</p>																													
<p><input type="checkbox"/> Mitigation of Other Impacts if Required for Developments Generating More than 50 Peak-Hour Trips</p> <p>Mitigation of Impacts on Level of Service _____ No impact or not applicable _____ Mitigation as described in attached traffic study.</p> <p>Mitigation of Impacts on Inadequate Road Conditions _____ No impact or not applicable _____ Mitigation as described in attached traffic study.</p> <p>Mitigation for Impacts on Access or Circulation _____ No impact or not applicable _____ Mitigation as described in attached traffic study.</p>																													
<p><input type="checkbox"/> Written Offer</p> <p>The Applicant hereby voluntarily agrees to pay the total proportionate share amount shown above for impacts of the proposed development on the capacity of Snohomish County roads and provide mitigation of all other impacts as indicated above and described in attached documents.</p> <p>BY: _____ Date _____</p> <p>Signature by Authorized Official of Applicant or Authorized Representative</p> <p>Print Name and Title _____</p> <p><i>Instructions to Applicant.</i> Submit this offer, a completed county traffic worksheet, and any other attachments to the city with your initial application or send directly to Deb Werdal, Snohomish Co. DPW Traffic, 3000 Rockefeller M/S 607, Everett WA 98201.</p>																													

Part Two: To be completed by the City

Receipt of Written Offer and Attachments by City and Routing to County

Name of Proposed Development _____
City Project File Number _____
Date Received _____
City Staffer Assigned to Project _____
Address _____
Phone _____

Instructions to City. Send this offer and all attachments to Deb Werdal, Snohomish Co. DPW Traffic Operations, 3000 Rockefeller M/S 607, Everett WA 98201. Send copy to staffer shown above.

BY: _____
_____ Date _____
Initialed by City Staffer Print Name and Title

Part Three: To be completed by Snohomish County

Receipt of Offer and Attachments by Snohomish County and Routing Back to City

Name of Proposed Development _____
City Project File Number _____
Received by: _____
_____ Date _____
Initialed by County Staffer Print Name and Title

Snohomish County Mitigation Request to City

Snohomish County has reviewed the traffic study worksheet and mitigation offer submitted by the applicant and has determined as follows:

Snohomish County requests that the City impose the mitigation offered above as a condition of approval for the Development. Snohomish County agrees to accept changes in the mitigation payment amount shown above resulting from TDM or lot-yield adjustments approved by the City.

Snohomish County requests that the City require additional supplemental information to adequately evaluate the proposed development's impacts. The information requested is shown in the notes below.

BY: _____
_____ Date _____
Signature by Authorized County Staffer Print Name and Title

Routing Back to City

Instructions to County Send this offer and all attachments to the City Staffer shown in Part Two above.

Sent by: _____
_____ Date _____
Initialed by City Staffer Print Name and Title

Notes



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Emily Morgan, Senior Planner

FROM: Brooke Ensor, NPDES Coordinator

DATE: 8/9/2022

SUBJECT: PA22-024 Marysville 44th PRD

1. **NEW-The City has adopted the 2019 Stormwater Management Manual for Western Washington.** This project submitted a complete application on July 21, 2022 and must be designed to the 2019 edition of the SWMMWW.

Visit the City's surface water web page to view a 2019 SWMMWW training.
www.marysvillewa.gov/179/Surface-Water

2. **There is an existing culvert under 44th St NE (SD-CV-156) that the project is proposing to utilize for stormwater discharge. This culvert may be in poor condition and may need to be replaced. Please assess the pipe condition, elevation and conveyance capacity for further discussion with Development Services at civil plan review.**
3. The vault access must extend to the vault outlet structure and water quality filter. Access must be suitable for a vactor truck. Bring all precast vault lids to the surface and show them on the landscaping plan. This will ensure there are no conflicts between park amenities and the vault maintenance access.
4. 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 a vault. The HOA must maintain the park amenities and landscaping. The City will receive an easement to maintain the stormwater facility. This policy may be modified depending on facility design.

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: August 15, 2022

SUBJECT: PA 22-024 – Marysville 44

I have reviewed the Pre-application Site Plan for the proposed Marysville 44 at 7315 & 7417 44th 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 & 87th Ave NE Roundabout if Trip Generation/Distribution will include trips through intersection during PM Peak.
 - i. Per TIA trip distribution, 17% of development trips will transverse through intersection thus:
 1. 17% of 37 PM Peak Hour Trips = 6.29 trips
- 2) A Traffic Impact Analysis (TIA) will be required.
 - a. TIA is acceptable with addition of impact fee for 87th Ave NE & Soper Hill RD Roundabout construction.
- 3) 44th ST NE:
 - a. Site specific roadway cross-section showing existing and proposed components with dimensions within full ROW should be included upon plans.
- 4) Per EDDS Section 3-212, Intersection (entering) Sight Distance analysis shall be performed for the proposed intersection of 75th Ave NE & 44th St NE.
- 5) Per EDDS 3-506, street lighting will be required.
 - a. Street Lighting upon 44th ST NE shall be PUD installed fiberglass pole installation type street lighting.
 - i. Street shall be designed as collector arterial utilizing 200 watt equivalent LED fixtures.
 - ii. Spacing of fixtures should be approximately 180'-220'.
 - iii. As part of civil construction approval proposed PUD street lighting locations shall be provided by the City for incorporation into the PUD site electrical plans.
 - iv. Contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or wehaugen@snopud.com for more information regarding PUD street lighting.
 - b. Street Lighting upon residential streets such as 75th Ave NE, etc. shall be PUD installed fiberglass pole installation type street lighting.



MEMORANDUM

TO: Emily Morgan – Senior Planner

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

DATE: July 26, 2022

SUBJECT: PREA 21-047 – Marysville 44

I have reviewed the Traffic Impact Analysis (TIA) Scoping Memo for the proposed Marysville 44 development at 7315 & 7417 44th 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 & 87th Ave NE Roundabout if Trip Generation/Distribution will include trips through intersection during PM Peak.
 - i. Trip Distribution must be included in scoping to determine trips per this impact fee.
- 2) A Traffic Impact Analysis (TIA) will be required.
 - a. Trip Generation:
 - i. Per TIA Guidelines on page 6. Section 1-b, trip generation shall be based upon average rate for peak hour of adjacent street traffic.
 1. TIA Scoping Memo instead utilizes formula methodology resulting in greater trips than TIA Guidelines methodology.
 2. Average rate per TIA Guidelines is 1 pm peak hour trip per single family home resulting in 36 new pm peak hour trips (38 new homes – 2 existing home)
 - b. TIA should follow City guidelines to be provided.
 - c. Trip Distribution:
 - i. Must be included in scoping memo.
 - d. Intersection Analysis:
 - i. Without Trip Distribution maps, intersections for analysis cannot be determined.
 - ii. Resubmit TIA Scoping Memo to including trip distribution map.

- i. Street shall be designed as collector arterial utilizing 100 watt equivalent LED fixtures.
 - ii. Spacing of fixtures should be approximately 180'-220'.
 - iii. As part of civil construction approval proposed PUD street lighting locations shall be provided by the City for incorporation into the PUD site electrical plans.
 - iv. Contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or 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 for residential streets and 44th ST NE.
 - a. Channelization:
 - i. 44th St NE to the extent feasible with development project shall provide for planned roadway lanes via striping.
 - ii. Stop bar shall be installed for southbound approach of 75th Ave NE to 44th ST NE.
 - b. Signing:
 - i. No parking (symbol) with arrow signs shall be installed upon both sides of 75th Ave NE given half street width of only 20'.
 - ii. Stop sign shall be installed for southbound approach of 75th Ave NE to 44th ST NE.
 - iii. Street name signs shall be installed at all intersections and 90 degree corners where street names will change.
 - iv. Speed limit 25 mph signs shall be installed upon entry into development off 44th ST NE.
 - v. No parking (symbol) with arrow signs shall be installed 15' to either side of radius begin/end on outside of 90 degree curve bulb-outs given challenges experienced by garbage collection at similar locations.
- 7) Neighborhood Driveway placement:
 - a. To the extent feasible, all driveways shall be staggered (rather than directly opposite each other).
 - i. This increases parking opportunities without resulting in narrow drive aisles and consistent citizen concerns of emergency vehicle access with requests for parking to be restricted to one side only.




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	PA22-024			Date Sent	07.21.2022	Please Return by	08.11.2022		
Project Title	Marysville 44 th PRD			Related File Number(s)	Pre-Application 21-047				
Project Description	<p>The applicant is seeking Planned Residential Development (PRD) and preliminary Binding Site Plan (BSP) approval with State Environmental Policy Act (SEPA) Review in order to construct 35 single-family detached units on 9.36 acres.</p> <p>The applicant is also proposing to construct an off-site sewer main through APN 29050200206500, owned by the City of Marysville, to serve the development.</p>								
BACKGROUND SUMMARY									
Applicant	Toll Brothers, Inc.								
Location	7315 & 7417 44 th Street NE			APNs	30053500303700 & 30053500303600				
Acreage (SF)	9.36 acres (407,722 SF)			Section	35	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 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 type="checkbox"/> Lake Stevens (city) <input type="checkbox"/> Lake Stevens SD 4 <input type="checkbox"/> Lakewood SD 306 <input checked="" 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 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:** 8/1/22
 ATTACHED **Title:** Ecologist **Agency:** Tulalip Tribes



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 10th, 2022

SUBJECT: Marysville 44th PRD, PA22-024

Public Works Operations has reviewed the Marysville 44th PRD submittal and has the following comments:

1. Water details not shown;
2. Size of water main not shown;
3. Water connection shall be to 8" water main on 44th St NE;
4. Verify hydrant spacing conforms with Design and Construction Standards 2-060 part D;
5. Will irrigation be needed? If so verify location of irrigation meters and appropriate backflow prevention;
6. Install air vacs as necessary on new water main.

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