



COMMUNITY DEVELOPMENT DEPARTMENT
501 Delta Avenue ♦ Marysville, WA 98270 ♦ (360) 363-8000

May 16, 2023

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

Re: PA22-024- Marysville 44th PRD – Technical Review 3
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):

1. Please find attached the Snohomish County Traffic Mitigation Offer Form. Please complete and return to me for review. I will then forward along to Snohomish County Public Works for review and approval.

Enclosed are copies of comments received from other City departments and reviewing agencies. Based on the comments, there is no need for a formal application re-submittal.

After you have had an opportunity to review, please let me know what technical review comments you need clarification on. 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

cc: Chris Holland, Planning Manger
Dara Eagle, DR Strong Consultants
Luay Joudeh, DR Strong Consultants

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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<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 Fire District

YOUR RISK PREVENTION TEAM
1094 Cedar Avenue, Marysville WA 98270

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

To: Luay R. Joudeh, P.E.
Emily Morgan, Senior Planner
From: Thomas Maloney, Fire Marshal
Date: May 3, 2023
Subject: PA22-024 Marysville PRD 7315, 7417 44th ST Technical Review 2

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 501 Delta Avenue.
2. The city address committee will determine road names and address numbers for the lots.
3. Fire marshal approval for 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 of Marysville 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. The current locations appear to be adequate.
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 will be constructed with residential sprinkler installation for a number of reasons, including: if homes are three or more stories tall, if fire flow from hydrants does not

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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.

8. The project does not meet the external access for 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. This was discussed with design consults and relayed in an email December 8, 2022. The follow code applies:

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. This needs to be stated on the civil plans as a requirement.

9. Where residential fire sprinklers are 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. As part of the design discussion the applicant agreed to following requirements as well:
 1. The auto court portion is 26 foot wide, but the sidewalk will be constructed level with pavement to allow for a wider section in case of obstruction by illegally parked cars.
 2. The HOA will provide signage and monetary fine signs along entire length of autcourt.
 3. The portion of fire lane within open space tract will be free of any obstructions and will be blocked for vehicular access on both ends.
12. 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.

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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: May 10th, 2023

SUBJECT: 3rd Review Marysville 44 PRD, PA22-024

Public Works Operations has reviewed the Marysville 44PRD 3rd submittal and has the following comments:

1. No water details shown, including size of water main;
2. Looking at road profiles air vacs will be necessary. Install in accordance with Design and Construction standards 2-070 part G;
3. Live tap on 44th Ave.

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



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Emily Morgan, Senior Planner

FROM: Jesse Birchman, Transportation & Parks Maintenance Manager

DATE: May 11, 2023

SUBJECT: PA 22-024 Marysville 44, Traffic Engineering Technical Review 3

The following comments are providing following review of the provided materials for the proposed Marysville 44 project; specifically the preliminary civil plans with revision date 4/25/23.

1. The roadway section frontage improvements shown are acceptable for establishing 44th St NE and 75th Ave NE right-of-way. The following additional requirements are necessary for final PA approval.
 - a. The westbound right-turn deceleration lane on 44th St NE shall be consistent with WSDOT's Design Manual (DM) Exhibit 1310-21 to mitigate sight-distance. The multiplier for downgrade shall also be evaluated.
 - b. The westbound acceleration lane on 44th St NE west of 75th Ave NE shall be consistent with WSDOT's DM Exhibit 1310-22. The northern 44th St NE curb line shall be shifted south as feasible to create a planter strip up to the width shown in EDDS Plan 3-201-007.
 - i. The design speed for the southbound right-turn curve may be used to interpolate this lane length. The multiplier for downgrade shall also be evaluated. The taper rate in EDDS 3-406 should be used instead of 300'.
2. Street lights, pavement markings, and signs as previously commented remain a condition of approval. Please see previous design guidance provided by Jesse Hannah's for civil plan approval requirements.
3. TIA approval mitigation previously provided by Jesse Hannah's continue to apply.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270