

## Chris Holland

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**From:** Haylie Miller  
**Sent:** Thursday, August 4, 2022 10:02 AM  
**To:** Steve Leifer  
**Cc:** Gloria Hirashima; Jon Nehring; Chris Holland  
**Subject:** FW: SAIA - Public Comment Response (PA22025)  
**Attachments:** mdns-leifer-PA07004.pdf; e\_31.pdf; Figure 13-Planned Connector Roads.pdf

Good Morning Steve -

Thank you for discussing these issues with me yesterday. As you have indicated, Planning Staff presented some options for creating nodes along State Avenue for increased housing and employment capacity, known, as the State Avenue Plan. Unfortunately, this plan never gained traction and the site is zoned Light Industrial (LI) and would not currently allow for any residential capacity. What SAIA has proposed is a permitted use in the LI zone.

Public Works and Community Development recently met with Community Transit for "kick-off" presentation of the proposed SWIFT Gold Line, however, future Swift Stations have not yet been identified. We will keep you updated with the progress of these discussions.

The 41st Avenue NE extension to 128th Street NE was identified as a future road connection in the 2008 Transportation Element, however, it was removed with the adoption of the 2015 Transportation Element (for the reasons we discussed yesterday on the phone). It appears there were frontage improvement requirements that were deferred for your development as outlined in the attached documents. I understand that utilities were extended to the southern boundary of your site and that the road requirements were waived until future development or via a City agreement that did not occur.

Because the 41st Avenue NE extension to 128th Street NE was removed as a "Planned Connector Road" the City will not be requiring SAIA to dedicate or construct 41st Avenue NE along their eastern property frontage. The utilities for SAIA will be connected to State Avenue based on my review of the plans.

Let me know if you have questions or if I missed anything in this email or from our discussion yesterday in response to your comment.

Thank you Steve!



**Haylie Miller**, Director  
City of Marysville  
Community Development Department  
80 Columbia Ave  
Marysville, WA 98270  
360.363.8211 Office  
425.238.1275 Cell

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**From:** Steve Leifer <[stevewleifer@gmail.com](mailto:stevewleifer@gmail.com)>  
**Sent:** Friday, July 29, 2022 6:52 AM  
**To:** Chris Holland <[CHolland@marysvillewa.gov](mailto:CHolland@marysvillewa.gov)>; Gloria Hirashima <[GHirashima@marysvillewa.gov](mailto:GHirashima@marysvillewa.gov)>; Jon Nehring <[jnehring@marysvillewa.gov](mailto:jnehring@marysvillewa.gov)>  
**Subject:** [External!] PA22-025

Hello Chris,

Response to SAIA Marysville:

I would be the last one to stop a landowner from executing a project they plan on their private property. However, there are issues with what is planned with the proposal.

As you know the intersection of 128th and State is a planned Node for the future Swift Bus Network which is supposed to allow for much higher residential densities and related services within the perimeter of the Node. This plan negates all potential for such uses.

The designation of this location as one of the Nodes is a sound decision and has been identified in various planning documents. It is a shame to see it diverted.

The other issue is related to the extension of 41st ave ne.

to 128th st. which has been in the area road plans going back to the County Planning Documents and later incorporated into Marysville Plans. The City purchased part of the greater parcel on which this proposal is planned to install a small regional detention pond which protruded into the future right of way for the future extension of 41st . As a result of the pond and the encroachment to the future right of way I was required by the City to reconfigure our building sites, one being under construction, and resurvey and change infrastructure that had been in the ground for years. The cost of that was over \$25,000, not including all of the time lost and "red tape". In addition I was required to build a temporary cul-de-sac which was to be abandoned when 41st was extended. The cost of that was over \$45,000.

I would like to know how there is the least bit of equity in the rigid requirements that have been placed on me relating to 41st as compared to the requirements that are completely nonexistent for the instant proposed project.

Thanks for the opportunity to comment.

Steve Leifer