



PUBLIC WORKS DEPARTMENT
80 Columbia Avenue □ Marysville, WA 98270
(360) 363-8100 □ (360) 363-8284 FAX

October 25, 2022

TEC Holdings 123, LLC

Re: Mack Townhomes – *Concurrency Recommendation*
PA22-027

Dear Rochelle,

The project known as Mack Townhomes proposes creation of 22 townhome units and associated improvements, located at Assessor Parcel Number 30050900400300. According to the Traffic Impact Analysis (TIA), prepared by Kimley Horn and Associates, Inc., dated June 23, 2022, the proposed development would generate the following Average Daily Trips (ADT) and PM peak hour trips (PMPHT):

Land Use Code	New Units	ADT	PMPHT
Single-Family Attached 215	22	124	12.54

Based on our review of existing conditions, as well as other applicable supplemental information submitted with the application, and on file with the City, the following impacts and mitigation obligations are recommended for Mack Townhomes Development:

1. In order to mitigate impacts upon the future capacity of the road system, the applicant shall be required to submit payment to the City of Marysville, on a proportionate share cost of the future capacity improvements as set forth in MMC 22D.030.070(3), for the development. The Mack Townhomes development will have 22 new attached single-family units. Traffic impact fees shall be vested at a rate of \$6,300, per new PM Peak Hour Trip (PMPHT). The traffic impact fees for this proposal is estimated to be \$79,002 (12.54 PMPHT x \$6,300).

Marysville Municipal Code (MMC) 22D.030.070(1)(d), requires an applicant to make a written proposal for mitigation of a development's traffic impacts to the Public Works Director, or designee, prior to finalizing a concurrency determination and conditions of approval. If you have any questions, regarding the developments impacts and recommended mitigation obligations outlined above, please contact Amy Hess, Senior Planner, at ahess@marysvillewa.gov or by phone at 360.363.8215.

Sincerely,

Jesse Hannahs, PE
Traffic Engineer

cc: Jeff Laycock, PW Director
Max Phan, Asst. Public Works Director/City Engineer
Haylie Miller, CD Director
Chris Holland, Planning Manager