



October 7, 2022

Land Pro Group, INC  
Attn: Rochelle Smith  
10515 20<sup>th</sup> St SE, Suite 202  
Lake Stevens, WA 98258

**Re: PA22-033 – East Sunnyside PRD – Technical Review 1**  
4617 87<sup>th</sup> Ave NE – APN(s) 00590700016201 / 00590700016202

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Dear Rochelle,

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 PA22-033 on all future correspondence, in addition to all site, civil and landscape plans.
2. 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 (Lake Stevens)**	\$9,788 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*

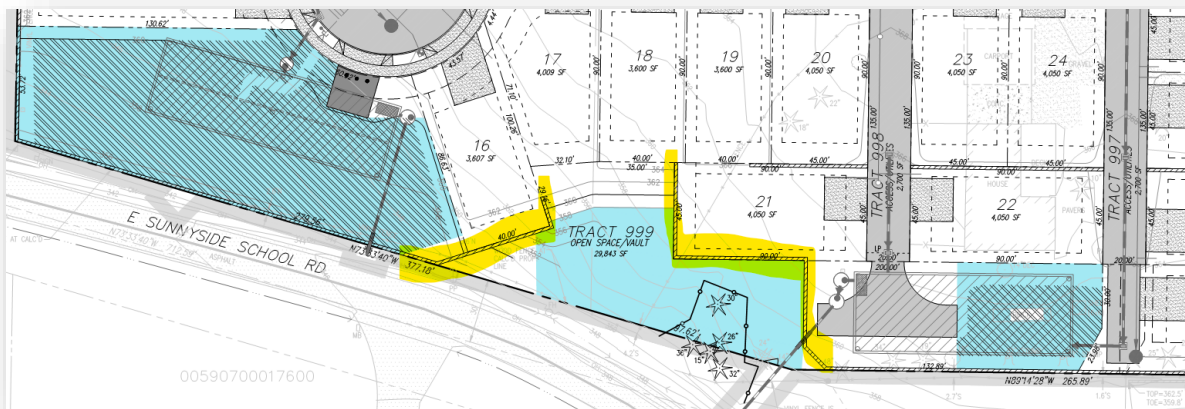
3. The design and development of subdivisions shall preserve the topography of the site by selection and location of buildings which fit the natural slope of the land. The design of the plat proposing perimeter walls ranging from 2 to 16 feet in height does not fit the natural slope of the land and the site design is disapproved, as proposed.
4. The development to the north, Prospector 2 (PA20-058), is constructing walls along the shared property line. The proposed walls for this development would result in a doubling of retaining walls. Staff is curious if this proposal is an oversight or if there is another reason why another retaining wall is proposed.
5. The comments prepared by Kacey Simon, dated September 22, 2022, states that autocourts are not permitted off of cul-de-sacs.
  - 5.1. Per MMC 22G.080.070(4), 25% of lots less than 5,000 sq. ft. must access from an alternative access (i.e. autocourt, shared driveway, alley). Based on the site plan, 7-lots must be accessed from an alternative access.

5.2. With the required revision to eliminate autocourt access off of a cul-de-sac, demonstrated compliance with the above section is required.

6. Being as East Sunnyside School Road is to be abandoned and converted to a public trail, pedestrian access from Open Space Tract 999 to the future trail system should be demonstrated.
7. 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.

#### OPEN SPACE CALCULATION COMMENTS

8. Based on the below image, the central area of proposed Tract 999 would be blocked off by retaining walls (see highlight). As proposed, this open space tract would not meet the requirements of *being accessible and convenient to all residents in the development* per MMCG.080.100(4). As proposed, that area would be entirely isolated and inaccessible.



9. All figures for the required and proposed open space need to match. Currently, the figures included in the narrative, site plan, and landscaping plan all vary slightly; please revise for consistency.
10. The RDI Calculations on Sheet PP-01 and L-2 result in different incentive points; please revise for consistency.
11. To qualify for RDI bonus units under 6 (a) and (b), qualifying active/passive recreation must be clearly demonstrated.

Please note, the areas of active/passive recreation cannot be double counted. Meaning the required areas to meet the standards of MMC 22G.080.100 cannot include the required areas to satisfy MMC 22C.090.030. The intent of the RDI is to go above and beyond what is required—please clearly define the different areas of open space and how each area meets the required open space type. These changes need to be demonstrated in both the civil and landscape plans.

12. Per MMC 22C.090.030, RDIs are only eligible if they offer an above and beyond public benefit. Therefore, area that is required to be open space per the PRD code may not be double counted to gain RDI bonus density.

Demonstrate that the required and proposed open space areas are not included in the additional area that is needed to be eligible for public benefit density incentives.

## LANDSCAPING COMMENTS

13. 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:**

- 13.1. Typical side view of perimeter landscape areas, specifically the proposed 10 ft. landscape easements.
- 13.2. Location of precast vault lids need to be shown as well as proposed access to said lids.
- 13.3. Additional comments related to the open space amenities may be provided by Marysville Parks, Cultural and Recreation Department as there was concern over the disk golf proposed adjacent to East Sunnyside School Road.

## CRITICAL AREA REVIEW COMMENTS

14. Staff has reviewed and concurs with the findings in the provided Critical Area Report prepared by Wetland Resources, dated July 21, 2022. No critical areas were determined to be on site.

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](mailto:emorgan@marysvillewa.gov).

Sincerely,

*Emily Morgan*

**Emily Morgan**  
Senior Planner

ecc: Chris Holland, Planning Manger  
Ryan Larsen, Land Pro Group, Inc.



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

## MEMORANDUM

Date: **September 13, 2022**

**PA22-033**

To: **Chris Holland, Planning Manager**

From: **Michael Snook, Building Official**

Re: **Project Name:** East Sunnyside PRD

**Applicant:** Natural 9 Holdings, LLC

**Proposal:** The applicant is requesting State Environmental Policy Act (SEPA) review, Critical Areas Confirmation, Planned Residential Development (PRD), and Preliminary Binding Site Plan (BSP) approval to construct twenty eight (28) single-family detached units on 4.23 acres.

**Address:** 4617 87<sup>th</sup> Ave 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](mailto:msnook@marysvillewa.gov) during office hours 7:30 am – 4:00 pm, Monday through Friday.



**MARYSVILLE**  
PUBLIC WORKS

## MEMORANDUM

TO: Chris Holland, Planning Manager

FROM: Brad Zahnow, Development Services Technician

DATE: September 15, 2022

SUBJECT: PA22-033 East Sunnyside PRD  
4617 87th Ave NE  
APN's: 00590700016201, 00590700016202

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### **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**  
WASHINGTON

PUBLIC WORKS DEPARTMENT  
80 Columbia Avenue ♦ Marysville, WA 98270  
(360) 363-8100 ♦ (360) 651-5099 FAX

**MEMORANDUM**

To: Chris Holland, Planning Manager

From: Kacey Simon, Civil Plan Reviewer

RE: East Sunnyside PRD, File# PA22-033  
28 Single-family detached unit PRD on 4.23 acres  
4614 87<sup>th</sup> Ave NE & 8507 East Sunnyside School Road & Parcel #'s 00590700016201 &  
00590700016202

Date: 9/22/2022

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The following comments are offered after review of the above referenced application. Some of the original comments will remain as they will apply for the term of the project. New comments or existing comments that need to be addressed will be in a ***bold italic*** font.

1. **Frontage Improvements:** Frontage improvements are required per MMC 12.02A.090 on all projects. Frontage improvements are described as curbs, gutters, and sidewalks; underground storm drainage facilities; patching the street from its preexisting edge to the new curb line; and overlayment of the existing public street to its centerline.
  - a. 87<sup>th</sup> Ave. NE is classified as a 60-foot collector arterial with 5-foot planter strips and a 12 foot multi use path. 87<sup>th</sup> Ave. NE shall be widened to provide a 12 foot lane, and be in accordance with the East Sunnyside Design Standards and Guidelines.
2. **Dedication Requirements:**
  - a. 87<sup>th</sup> Ave. NE appears to currently have a 60 foot right-of-way.
  - b. The newly created City streets shall be dedicated to the City with a 50 foot right-of-way.
3. **Access:**
  - a. ***An auto court is not allowed off of a cul-de-sac.***
  - b. The minimum width of a residential driveway is 12-feet and the maximum is 26-feet. Curb cuts shall be limited to a 20 foot maximum.
  - c. The new roads shall be constructed to SP 3-218-001.
  - d. Auto courts are permitted in a PRD. The auto court is to be built per the private road profile, SP3-202-004, with decorative concrete or stamped asphalt. They shall serve 6 lots maximum and be no longer than 150'. ***We will allow the shared***



*driveway on lot 28 and parcel #00590700017503 with an EDDS Variance. See attached.*

4. **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. The maximum allowed impervious surface coverage for the Zoning designation is 70%.
  - c. **Projects that are not submitted prior to 7/1/22 will be required to be compliant with the 2019 Ecology manual.**

Standard Comments:

5. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.
6. 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.
7. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.
8. 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.
9. 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.
10. 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.
11. 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

12. **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.

13. 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](mailto:ksimon@marysvillewa.gov) or at (360) 363-8280.

cc: Ken McIntyre, PE, Assistant City Engineer





**MARYSVILLE**  
PUBLIC WORKS

**FINDINGS/DECISION**  
(City Staff Use Only)

Reviewing Staff Member:	
\$250 Application Fee Submitted:	<input type="checkbox"/> Yes <input type="checkbox"/> Deferred
Decision:	<input type="checkbox"/> Approve <input type="checkbox"/> Approve with Conditions <input type="checkbox"/> Disapprove

Findings/Decision/Conditions:

(360) 363-8100

Public Works  
80 Columbia Avenue  
Marysville, WA 98270

Signature/Date



# Marysville Fire District

**YOUR RISK PREVENTION TEAM**  
1094 Cedar Avenue, Marysville WA 98270

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

To: Chris Holland, Planning Manager  
From: Don McGhee, Assistant Fire Marshal  
Date: September 13, 2022  
Subject: PA22-033 Kallicott East Sunnyside PRD 4614 87<sup>th</sup> Ave NE

I have completed a review of the civil plans for this project proposing development of a 4.29-acre site for a 26-lot PRD. Plans show a single 50' ROW Road A through the site with access into the site from 87<sup>th</sup> Ave NE and from Road B thru a development to the north. The roadway is about 425+' long east to west ending at an 80' cul-de-sac. All lots appear to have access from Drive A, except for nine lots accessed by three 20' wide autocourt style tracts off the south side of Drive A and one at the end of the cul-de-sac. *Access proposed appears acceptable to all lots.*

Plans show two hydrants on the PRD located on the north side of Road A. Hydrant spacing and location is acceptable.

The City GIS water map shows existing 8" DI water main along E Sunnyside School Road, but no water main along 87<sup>th</sup> Ave NE. No information about available fire flow is provided for the existing fire hydrant near this site. *The minimum fire flow required for the site is 1,000 gpm based on SF residential use.*

Additional comments related to fire code compliance for this project are noted below:

1. The project shall comply with current fire code requirements (2018 IFC) including WA State and local City of Marysville amendments to the fire code, city design standards, and applicable NFPA standards, including IFC Chapter 33 and NFPA 241 construction codes.
2. Fire marshal approval of fire access and fire hydrant/water supply systems is required as part of the civil construction plan review and approval process.
3. It is the developer's responsibility to see that adequate water for fire protection is attainable. The minimum required fire flow is determined using IFC Appendix B, and depends upon building sizes, construction types, and sprinkler systems. Proof of fire flow will be required. Documentation/certification of available water supplies for providing the required fire flows is required for final approval of the water system for this project and prior to building construction. Check with the city Public Works Dept. for water system information.
4. The minimum required fire flow for hydrants protecting SFR dwellings is 1,000 gpm (with 20-psi minimum residual pressure) for dwellings not exceeding 3,600 SF in size.
5. The minimum required fire flow for dwellings exceeding 3,600 SF is 1,500 gpm.
6. Maximum hydrant spacing for the proposed SF use is 600' apart.
7. 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.

***We Care About You!***

8. Fire hydrants shall be provided in approved locations. Fire hydrants on an approved water main extension are required within the site for this development. Provide water main extensions with hydrants along the new roadways and at all road intersections in approved locations, with maximum spacing of 600 feet apart. Fire hydrants with approved water supply must be in service prior to building construction.
9. 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.
- 10. 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 any part of homes is further than 200’ from the public road ROW with no hydrant provided on-site, or to mitigate access deficiencies.**
- 11. 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.**
12. Recommend the buildings to be constructed here include fire-resistant exterior construction (such as hardiplank type siding).
13. Turnaround provision is required for dead-end access in excess of 150 feet long. Turnarounds shall comply with city standard plans.
14. An adequate access route for fire apparatus must be in service prior to any building construction.
15. Access for firefighting operations along all sides of all buildings is required. A minimum 5’ wide access is required for SF dwellings. All parts of building exteriors should be accessible for firefighting by an approved route around the building, and be within 150 feet of a minimum 20’ wide fire apparatus access.
16. The city address committee will determine road names and address numbers for the lots.

***We Care About You!***



**MARYSVILLE**  
**PUBLIC WORKS**

**MEMORANDUM**

TO: Chris Holland, Planning Manager

FROM: Kim Bryant, Water Operations Supervisor  
Tim King, Utility Construction Lead II  
Ryan Keefe, Water Operations Lead II

DATE: September 23rd, 2022

SUBJECT: East Sunnyside PRD, PA22033

Public Works Operations has reviewed the East Sunnyside submittal and has the following comments:

1. Water details not shown;
2. Locate water meters and hydrant assemblies behind sidewalk within right of way.

If the applicant has any questions about these comments, I can be contacted at (360) 363-8163 or [kbryant@marysvillewa.gov](mailto:kbryant@marysvillewa.gov).

(360) 363-8100

Public Works  
80 Columbia Avenue  
Marysville, WA 98270



# MARYSVILLE POLICE DEPARTMENT



## MEMORANDUM

**DATE:** September 8, 2022  
**TO:** Chris Holland, Community Development Dept.  
**FROM:** Brad Akau, Commander  
**RE:** PA22-033

I have reviewed the information regarding the Planned Residential Development (PRD) and preliminary Binding Site Plan (BSP) approval to construct 28 single-family detached units on 4.23 acres.

The Police Department recommends the following:

- The builder/developer to provide street lighting within the proposed development
- If lighting exists in the open spaces, it will be lower and maintained within the property lines.
- Addresses should be clearly visible from the street
- Shared securable mailboxes installed where residents can view activity around it from inside their residence
- Shrubs should be no more than three (3) feet high (common areas are exempt)
- Lower branches on trees to be at least seven (7) feet off the ground for visibility (newly planted trees in common areas are exempt)

Feel free to contact me at 360.363.8301 if you have any questions.



## Chris Holland

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**From:** Summerset, Monica <Monica.Summerset@co.snohomish.wa.us>  
**Sent:** Wednesday, September 7, 2022 3:02 PM  
**To:** Chris Holland  
**Subject:** [External!] SNOHOMISH COUNTY COMMENTS - East Sunnyside PRD  
**Attachments:** Generic Offer Form for All Developments Inside Cities.pdf

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

Hello Chris,

The county received the city's request for review for East Sunnyside PRD PreA22-033. If the development is subject to SEPA, then mitigation under the county/city interlocal agreement is required.

The applicant has two options for determining the development's proportionate share mitigation. The applicant may **(1)** prepare a comprehensive traffic study to determine the development's proportionate share impact to the county adopted capacity improvements or **(2)** the applicant may have its proportionate share impact mitigation based on its average impact to County facilities as described in exhibit 2 of the ILA.

If option 1 is chosen, a comprehensive traffic study is needed consistent with the attached checklist. If option 2 is chosen, the mitigation can be calculated based on \$/new ADT impacting the county road system.

The county requests mitigation based on one of the two options identified above.

A written offer is required for either option chosen.

An offer form is attached for the applicant's use.

Thank you for the opportunity to review this proposal.

**Monica Summerset** | *Land Development Analyst, Associate*

[Snohomish County Public Works](#)

3000 Rockefeller Ave, M/S 607 | Everett, WA 98201

425-262-2860 | [Contact.pwCMS@snoco.org](mailto:Contact.pwCMS@snoco.org)

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)

# 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><b>Basic Development Information</b></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><b>Proportionate Share Calculation: Choose Option A or B</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"/> <b>Trip Distribution and Assignment if Required</b></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"/> <b>Mitigation of Other Impacts if Required for Developments Generating More than 50 Peak-Hour Trips</b></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"/> <b>Written Offer</b></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

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**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

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**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

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**Notes**

\_\_\_\_\_



**MARYSVILLE**  
PUBLIC WORKS

## MEMORANDUM

TO: Chris Holland, Planning Manager  
FROM: Brooke Ensor, NPDES Coordinator  
DATE: 9/27/2022  
SUBJECT: PA22-033 East Sunnyside PRD

1. **The City has adopted the 2019 Stormwater Management Manual for Western Washington.** Visit the City's surface water web page to view a 2019 SWMMWW training. [www.marysvillewa.gov/179/Surface-Water](http://www.marysvillewa.gov/179/Surface-Water)
2. 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 the lot. The City will receive an easement to maintain stormwater infrastructure. This policy may be modified depending on facility design.
3. Please show the drivable access to the inlet and outlet of vault at the end of the cul-de-sac. An access is shown on the landscaping plans, but not the civil. **The lids should be within 18 feet of an improved surface.**
4. All precast vault lids should be brought to the ground surface. Show all the lids on the landscaping plans. Park amenities should not obstruct access for maintenance.

If you have questions regarding these comments, please contact me at 360-363-8288 or [ensor@marysvillewa.gov](mailto:ensor@marysvillewa.gov).

cc: Matt Eyer, Storm/Sewer Supervisor

(360) 363-8100

Public Works  
80 Columbia Avenue  
Marysville, WA 98270



**MARYSVILLE**  
PUBLIC WORKS

## MEMORANDUM

TO: Chris Holland – Planning Manager

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

DATE: October 7, 2022

SUBJECT: PA 22-033 – Sunnyside PRD

I have reviewed the Site Plan for the proposed Sunnyside PRD at 4614 87<sup>th</sup> Ave NE and 8507 E. Sunnyside School Road 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.
- 2) A Traffic Impact Analysis (TIA) will be required.
  - a. TIA is acceptable.
- 3) Undergrounding of overhead utilities along frontage shall be required.
- 4) 87<sup>th</sup> Ave NE frontage:
  - a. Designated as Collector Arterial roadway with 22' of asphalt pavement including curb, gutter, 12' multi-use trail, landscape strip and city owned decorative street lighting.
  - b. Frontage shall be constructed per EDDS Standard Plan 3-201-008 within 60' ROW.
- 5) Per EDDS 3-506, street lighting will be required.
  - a. Street Lighting upon residential street(s) shall be PUD installed fiberglass pole installation type street lighting.
    - i. Residential street(s) shall be designed as collector arterial utilizing 100 watt equivalent LED fixtures.
    - ii. Spacing of fixtures should be approximately 180'-220'.
    - iii. As part of civil construction approval proposed PUD street lighting locations will be provided by the City to the developer for submission to PUD and incorporation into the PUD site electrical plans.
    - iv. Snohomish County PUD Process:
      1. For residential plats, contact PUD Plats via email at [plats@snopud.com](mailto:plats@snopud.com) and include a PUD Plats application to begin Snohomish PUD process.
      2. For specific questions regarding street lighting, contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or [wehaugen@snopud.com](mailto:wehaugen@snopud.com) for more information.
  - b. 87<sup>th</sup> Ave NE Street lighting shall be designed as City owned decorative street lighting to match existing decorative street lighting upon 87<sup>th</sup> Ave NE to the north.

(360) 363-8100

Public Works  
80 Columbia Avenue  
Marysville, WA 98270

- i. This will include design of full city owned street lighting system including, service cabinet, conduit, wire, junction boxes, street light poles/foundations, etc.
  - ii. Street lighting design engineer shall request from City Traffic Engineer, City Traffic Division Special Provisions which will further identify decorative components.
  - iii. New Power Service shall be required.
  - iv. Photometric layout shall be performed assuming full width buildout of 87<sup>th</sup> Ave NE with staggered street lighting layout.
    1. Developer will only be required to construct street lights located upon development frontage with opposite side of roadway being installed as part of future development.
- 6) A signing and channelization plan shall be required as part of civil construction plans.

October 11, 2022

Chris Holland  
City of Marysville  
80 Columbia Avenue  
Marysville WA 98270

Dear Mr. Holland:

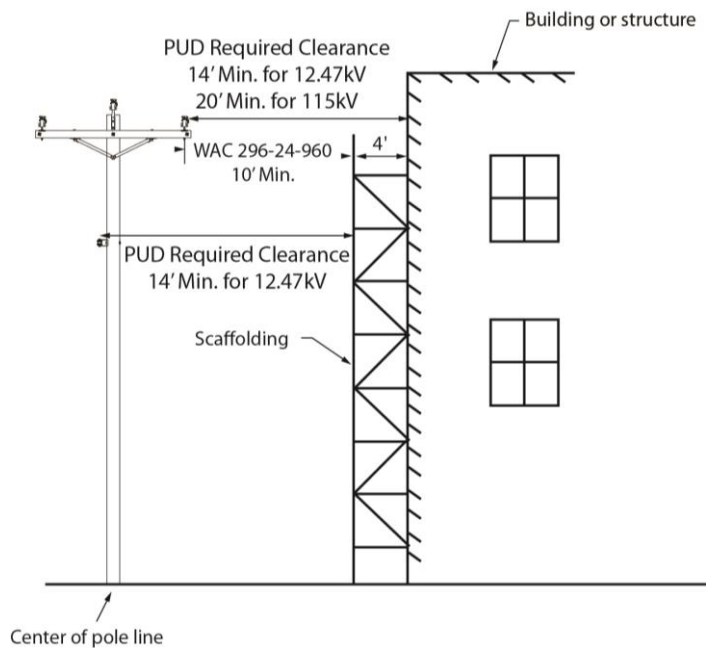
Reference: PA22033 East Sunnyside PRD

District DR Number: 22-10-572

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.

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) 783-8465.

Sincerely,

*Mary Wicklund for*

Mark Flury, Senior Manager  
Transmission & Distribution System  
Operations & Engineering