



February 20, 2023

City of Marysville  
Attn: Emily Morgan  
Community Development  
80 Columbia Ave  
Marysville, WA 98270

Project Name / File No.: E Sunnyside PRD / PA22-033  
Applicant: JM1 Holdings, LLC  
Project Description: 28 Lot PRD-Subdivision  
Re: Response to 1<sup>st</sup> Review Comments

Dear Emily Morgan,

This letter serves as the Applicant's formal response to the 1<sup>st</sup> review comments received on October 7<sup>th</sup>, 2022, to our recent application materials submitted to the City of Marysville. To ensure that each of the comments have been responded to, we have incorporated each of the City's comments along with the Applicant's response to each below.

**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.

**Applicant's Response: File number provided on all 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*

**Applicant's Response: Acknowledged. Payment of the traffic impact fee shall be made prior to recording of the final plat and payment of the park and school mitigation fees 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.

**Applicant's Response: The site has been designed to the natural slope of the land to the maximum extent feasible. Western portion of the site has been reduced in elevation due to the availability of new sewer coming up East Sunnyside. Do to minimum road design requirements for vertical curves, maximum sloping of cul-de-sac areas and the need to connect into existing future roads in the northern and eastern portion of the site, the site can't be lowered any more to reduce wall heights along the western and southern boundary of the site.**

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.

**Applicant's Response: Prospector 2 is proposing fill walls. Our project is proposing mainly cut walls along the north property line.**

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.

**Applicant's Response: Access points along cul-de-sac have been revised to either single or double lot (shared driveway) access points. With the revision, 8 lots are designed to be accessed from a shared driveway or auto-court which totals 28.5%.**

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

**Applicant's Response: Access points along cul-de-sac have been revised to either single or double lot (shared driveway) access points.**

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.

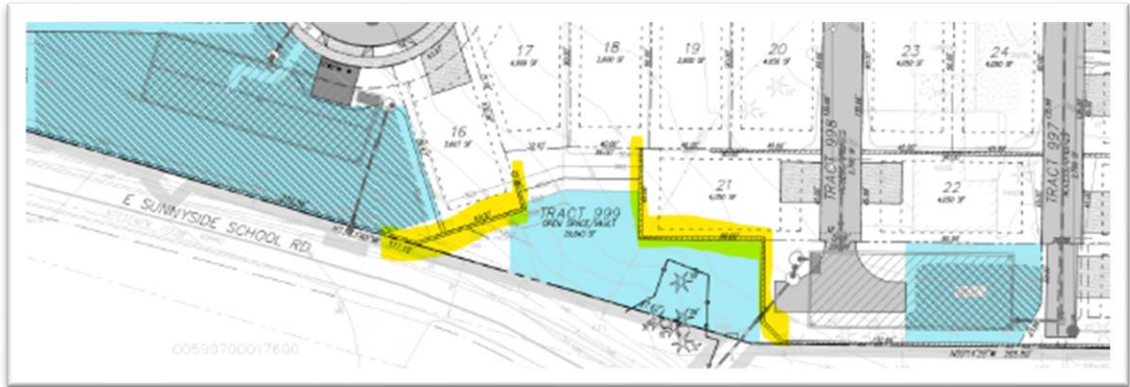
**Applicant's Response: A gravel trail has been proposed through the tract connecting to the north side of E. Sunnyside Road.**

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.

**Applicant's Response: The Applicant shall provide FINAL restrictive covenants as stated above, prior to recording of the Final BSP.**

## OPEN SPACE CALCULATION COMMENTS

- 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.



**Applicant's Response: Interior walls have been removed to promote pedestrian circulation.**

- 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.

**Applicant's Response: Open Space numbers have been updated to match throughout.**

- The RDI Calculations on Sheet PP-01 and L-2 result in different incentive points; please revise for consistency.

**Applicant's Response: Drawings have been revised for consistency.**

- 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.

**Applicant's Response: RDI bonus' for 6 (a) and (b) have been removed from the proposed project.**

- 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.

**Applicant's Response: Open Space RDI credits have been removed from the proposed project.**

#### **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.  
**Applicant's Response: Typical side view of fences are provided on fences details. Examples of perimeter landscaping and open space separation are provided on sheet L-6.**
- 13.2. Location of precast vault lids need to be shown as well as proposed access to said lids.  
**Applicant's Response: Vault lids shown on landscape plan.**
- 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.  
**Applicant's Response: Disc golf has been removed from the project design.**

#### **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.  
**Applicant's Response: Acknowledged.**

# 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 87th 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.  
**Applicant's Response: Acknowledged.**
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.  
**Applicant's Response: Acknowledged.**
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.  
**Applicant's Response: Acknowledged.**
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.  
**Applicant's Response: Acknowledged.**
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.  
**Applicant's Response: Acknowledged.**
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

**Applicant's Response: Acknowledged.**

**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.  
**Applicant's Response: Acknowledged.**
2. Please provide scaled floor plans with square footage.  
**Applicant's Response: Scaled floor plans shall be provided at building permit submittal.**
3. Show on the plans the type of building materials proposed, and if required, what type of fire-resistant construction will be required.  
**Applicant's Response: To be provided at building permit submittal**
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.  
**Applicant's Response: Acknowledged.**
5. A Fire Sprinkler system may be required. The applicant is to verify this requirement with the Fire Marshal's Office.  
**Applicant's Response: The property meets fire flow requirements and thus it is anticipated that sprinklers are not a requirement. Please see responses to fire comments further down in this letter.**
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.  
**Applicant's Response: Acknowledged.**
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.  
**Applicant's Response: Acknowledged.**
8. Building application for plan review will be approximately 4-6 weeks for first-time plan review comments.  
**Applicant's Response: Acknowledged.**

# 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

## **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.

**Applicant’s Response: Acknowledged.**

## **Recovery (Latecomer) Fees**

No recovery fees are applicable to this project.

**Applicant’s Response: Acknowledged.**

## **Utility Main Fees**

No utility main fees are applicable to this project.

**Applicant’s Response: Acknowledged.**

## **ULID/LID Fees**

No ULID/LID fees are applicable to this project.

**Applicant’s Response: Acknowledged.**

**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/Espresso	\$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.

**Applicant's Response: Acknowledged.**



# 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

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. 87th Ave. NE is classified as a 60-foot collector arterial with 5-foot planter strips and a 12 foot multi use path. 87th Ave. NE shall be widened to provide a 12 foot lane, and be in accordance with the East Sunnyside Design Standards and Guidelines.  
**Applicant's Response: Improvements noted have been shown**
  
2. **Dedication Requirements:**
  - a. 87th Ave. NE appears to currently have a 60 foot right-of-way.  
**Applicant's Response: Correct**
  
  - b. The newly created City streets shall be dedicated to the City with a 50 foot right-of-way.  
**Applicant's Response: Acknowledged.**
  
3. **Access:**
  - a. An auto court is not allowed off of a cul-de-sac.  
**Applicant's Response: Auto Court revised to a shared driveway serving two lots**
  
  - 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.  
**Applicant's Response: All driveway cuts not located in cul-de-sac area have been shown with a 20' width. Note that providing driveway cuts between 12' – 26' in width may be difficult around cul-de-sac area due to minimum widths of many lots surrounding the cul-de-sac area. Driveway curb cut widths around cul-de-sac to be discussed with the City further if City feels limiting widths are necessary.**
  
  - c. The new roads shall be constructed to SP 3-218-001.  
**Applicant's Response: Acknowledged.**

- 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.

**Applicant's Response: An EDDS variance has been submitted as requested above.**

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.  
**Applicant's Response: Acknowledged.**
  - b. The maximum allowed impervious surface coverage for the Zoning designation is 70%.  
**Applicant's Response: Acknowledged. Impervious per lot has been specified at 2,500 sf. per lot which is less than the 70% coverage for all lots.**
  - c. Projects that are not submitted prior to 7/1/22 will be required to be compliant with the 2019 Ecology manual.  
**Applicant's Response: Acknowledged.**

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.  
**Applicant's Response: Acknowledged. Datums have been used for the project.**
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.  
**Applicant's Response: Acknowledged.**
7. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.  
**Applicant's Response: Acknowledged. Walls have been revised to terraced walls along the property line. Wall height is generally limited to about 5' in order to limit the amount of terraced walls needed for site design.**
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.  
**Applicant's Response: Acknowledged.**
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.

**Applicant's Response: There are no records of existing wells or drain field on-site. Notes have been added to the existing condition map noting that if found, drain fields and/or wells shall be decommissioned and removed.**

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.

**Applicant's Response: Acknowledged.**

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

**Applicant's Response: Acknowledged.**

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.

**Applicant's Response: Acknowledged.**

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.

**Applicant's Response: Acknowledged.**



# 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 87th 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 87th 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 87th 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.  
**Applicant's Response: Acknowledged.**
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.  
**Applicant's Response: Acknowledged.**
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.  
**Applicant's Response: The City of Maysville performed a fire flow test on October 26<sup>th</sup>, 2022, for the subject property and the results are submitted within the resubmittal documents.**

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.  
**Applicant's Response: Per the fire flow test performed on October 26<sup>th</sup>, 2022, the fire flow is 1216 GPM. See fire flow test results submitted herewith.**
5. The minimum required fire flow for dwellings exceeding 3,600 SF is 1,500 gpm.  
**Applicant's Response: Dwelling units are expected to be under 3,600 SF.**
6. Maximum hydrant spacing for the proposed SF use is 600' apart.  
**Applicant's Response: All lots are within 200' of a new hydrant.**
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.  
**Applicant's Response: Acknowledged.**
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.  
**Applicant's Response: Acknowledged.**
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.  
**Applicant's Response: Acknowledged.**
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.  
**Applicant's Response: Acknowledged.**
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.  
**Applicant's Response: Acknowledged.**

12. Recommend the buildings to be constructed here include fire-resistant exterior construction (such as hardiplank type siding).  
**Applicant's Response: Acknowledged.**
13. Turnaround provision is required for dead-end access in excess of 150 feet long. Turnarounds shall comply with city standard plans.  
**Applicant's Response: Cul-de-sac with 80' paved diameter is proposed for turnaround needs. This complies with City standards for road ends.**
14. An adequate access route for fire apparatus must be in service prior to any building construction.  
**Applicant's Response: Acknowledged.**
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.  
**Applicant's Response: Acknowledged.**
16. The city address committee will determine road names and address numbers for the lots.  
**Applicant's Response: Acknowledged.**

# 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;  
**Applicant's Response: Details provided updated civil plan set.**
2. Locate water meters and hydrant assemblies behind sidewalk within right of way.  
**Applicant's Response: There is not enough room between back of walk and proposed ROW to fit new water meters and hydrants. Currently they are shown within 5' planter. Please let us know if hydrants and meters are to be located within the 10' Utility easement located along the front of each lot.**

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).

# 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  
**Applicant's Response: Acknowledged.**
- If lighting exists in the open spaces, it will be lower and maintained within the property lines.  
**Applicant's Response: Acknowledged.**
- Addresses should be clearly visible from the street  
**Applicant's Response: Acknowledged.**
- Shared securable mailboxes installed where residents can view activity around it from inside their residence  
**Applicant's Response: Mailbox lockers have been approved by the postmaster along the south side of Road A just west of 87<sup>th</sup> Ave**
- Shrubs should be no more than three (3) feet high (common areas are exempt)  
**Applicant's Response: Acknowledged.**
- Lower branches on trees to be at least seven (7) feet off the ground for visibility (newly planted trees in common areas are exempt)  
**Applicant's Response: Acknowledged.**

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



**Chris Holland**

**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

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)

**Applicant's Response: A written offer was submitted with the original plat submittal. A copy of the offer has been resubmitted herewith.**

# 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)  
**Applicant's Response: Acknowledged.**
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.  
**Applicant's Response: Acknowledged.**
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.  
**Applicant's Response: Drivable access is provided to all vault inlets and outlet pipes and is shown on the updated drainage plan. Lids have been shown on the landscape plan**
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.  
**Applicant's Response: Lids have been shown on the landscape plan**

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

# 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 87th 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.  
**Applicant's Response: Acknowledged.**
2. A Traffic Impact Analysis (TIA) will be required.
  - a. TIA is acceptable.  
**Applicant's Response: Acknowledged.**
3. Undergrounding of overhead utilities along frontage shall be required.  
**Applicant's Response: Acknowledged.**
4. 87th 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.  
**Applicant's Response: Acknowledged.**
  - b. Frontage shall be constructed per EDDS Standard Plan 3-201-008 within 60' ROW.  
**Applicant's Response: Acknowledged.**
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 for more information.

**Applicant's Response: Acknowledged. Applicant to coordinate with PUD.**

- b. 87th Ave NE Street lighting shall be designed as City owned decorative street lighting to match existing decorative street lighting upon 87th Ave NE to the north.
  - 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 87th 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.

**Applicant's Response: Acknowledged. Street lighting plan to be submitted at civil second submittal.**

6. A signing and channelization plan shall be required as part of civil construction plans.

**Applicant's Response: Channelization plan provided with revised civil set.**



Providing quality water, power and service at a competitive price that our customers value

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

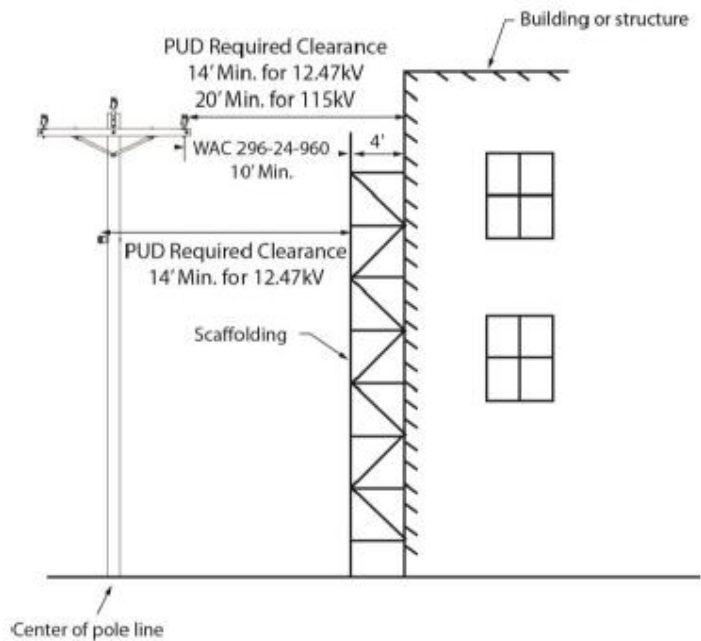
The District presently has enough electric system capacity to serve the proposed development. However, the existing District facilities in the local area may require upgrading. Cost of any work, new or upgrade, to existing facilities that is required to connect this proposed development to the District 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.

**Applicant’s Response: Acknowledged.**

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.**

**Applicant’s Response: Acknowledged.**

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.

**Applicant's Response: Acknowledged.**

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.

**Applicant's Response: Acknowledged.**

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

The Applicant believes they have addressed all relevant items necessary to continue the review of the applications. If you have any other comments or questions please contact me at (360) 926-6770.

JM1 Holdings, LLC

By: Land Pro Group, Inc., Authorized Representative



By: Rochelle Smith, PM