



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

20 March 2023

Ryan Larsen
Land Pro Group, Inc.
10515 20th St SE, Ste 202
Lake Stevens, WA 98258

Re: PA22-033, E. Sunnyside PRD, *Technical Review 2*
4617 87th Ave NE – APN(s) 00590700016201 / 00590700016202

Dear Ms. Smith,

The Planning Division has reviewed the latest submittal of the above referenced application and has the following comments:

1. Modify the proposed grades so that the development can follow the natural topography of the site to the maximum extent feasible ([MMC 22D.050.030\(4\)](#)). Eliminate, or reduce the height of the terraced retaining walls along Tract 999.
2. Modify the proposed modification of Lots 8-16 to eliminate the need for or reduce the height of the proposed retaining wall. Suitable house plans may propose basement (tuck-under) garages to fit the natural topography.
3. Modify the grades for Lots 19 – 21, eliminating the proposed walls and follow the natural topography of the site to the maximum extent feasible.
4. With the grade changes, ensure that at least 35% of the open space is active open space per [MMC 22G.080.100\(4\)](#).
5. The paved surface in access easement serving parcel 00500700017503 does not follow the angle of the easement on the south end, and intrudes onto Lot 28.
6. Indicate the location of the western property line of lot 28. All lot lines should be solid lines. Please amend accordingly.
7. Indicate the location of the eastern property line of Tract 999 adjacent to the shared driveway easement. All tract lines should be solid lines. Please amend accordingly.
8. Lot 10 does not meet the minimum lot size of 3,500 square feet.
9. In addition to the right-of-way, the following must be deducted from the gross project area: access easements, private roads, and the panhandle serving lot 16. Alternatively, you may choose to take a flat 20% deduction.
10. The trail in the open space Tract 999 and connection to East Sunnyside School Road must be paved with an all-weather surface. Gravel surfacing is not considered an all-weather surface. The open space trail must also meet ADA accessibility standards.
11. In the title, replace “Plat” with “Binding Site Plan”.
12. Tracts 996, 997, and 998 are required to be surfaced with scored concrete, paving blocks, bricks, or other ornamental pavers to clearly indicate that the entire surface is intended for pedestrians as well as vehicles. Update the preliminary civil and landscape plans to reflect this change.
13. Amend Sheet CH-01 so that the “No Parking” signs read “No Parking – Fire Lane.”

14. The perimeter fencing and landscaping proposed for Residential Density Incentives (RDI), does not qualify on Lots 6 – 16. As currently designed the perimeter landscaping and fencing is encumbered by retaining walls.
15. The perimeter fencing and landscaping proposed for RDI on Lots 1 – 5 would also not qualify as fencing would be installed adjacent to an existing retaining wall.
16. A portion of the RDI benefit on Lot 28 providing access to APN 005490700017503 would also not qualify. This will need to be removed from Sheet L2.
17. In order to meet density a different benefit will need to be selected from [MMC 22C.090.030\(4\)](#).
18. Continue a similar 5-foot landscaping buffer provided on the west side of the open space tract around the perimeter of the open space tract.

If you have any questions regarding the above comments, feel free to contact me at (360)-363-8232 or kbird@marysvillewa.gov.

Sincerely,

Kathryn Bird

Kathryn Bird
Associate Planner

E-Cc: Chris Holland, Planning Manager



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Kathryn Bird, Associate Planner

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

DATE: March 15th, 2023

SUBJECT: East Sunnyside PRD, PA22-033

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

1. Utilities not shown, will comment when shown.

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: Kathryn Bird – Associate Planner

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

DATE: March 29, 2023

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) Undergrounding of overhead utilities along frontage shall be required.
- 2) 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.
 - b. Frontage shall be constructed per EDDS Standard Plan 3-201-008 within 60' ROW.
- 3) 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 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.
 - 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.

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- 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.
- 4) A signing and channelization plan shall be required as part of civil construction plans.