



September 5, 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: 27 Lot PRD-Subdivision
Re: Response to 1st Review Comments

Dear Emily Morgan,

This letter serves as the Applicant's formal response to the 2nd review comments received on March 20, 2023, 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.

COMMENTS – Kathryn Bird, Associate Planner

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.

Applicant's Response: Site has been regraded with the majority of the westerly lots consisting of "tall crawl" building pads. This has eliminated much of the new walls along the westerly and southerly boundary lines of the site. Max wall heights along these property lines are limited to 4' in height. As for walls along the northern portion of the site, it is our understanding that the wall heights as previously designed can remain per meeting with City.

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.

Applicant's Response: As noted above, Lots 8-16 have been redesigned with "tall crawl" building pads in order to better blend future houses into the natural topography of the site.

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.

Applicant's Response: Grades have been modified to reduce the majority of walls adjacent to these lots.

4. With the grade changes, ensure that at least 35% of the open space is active open space per MMC 22G.080.100(4).

Applicant's Response: 8,692 sf. of active open space has been provided within the flatter portions of Tract 999. A minimum of 7,840 sf. is required.

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.

Applicant's Response: Easement across lot 27 (formerly lot 28) has been straightened out.

6. Indicate the location of the western property line of lot 28. All lot lines should be solid lines. Please amend accordingly.

Applicant's Response: Western property line is the eastern property line of Tract 999. Lot lines revised to be solid lines.

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.

Applicant's Response: Eastern property line of Tract 999 is the western property line of Lot 27. Lot lines revised to be solid lines.

8. Lot 10 does not meet the minimum lot size of 3,500 square feet.

Applicant's Response: Lot 10 adjusted so lot is greater than 3,500 sf. in size.

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.

Applicant's Response: We have elected to use the flat 20% deduction from gross area in order to calculate net area. 20% reduction has resulted in one less lot available for development along with less open space area being required. Refer to revised Binding Site Plan for updates calculations.

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.

Applicant's Response: Trail revised as a concrete walk. Trail adjusted so that a 5% slope or less can be achieved from the new cul-de-sac area down to E. Sunnyside School Rd ROW line.

11. In the title, replace "Plat" with "Binding Site Plan".

Applicant's Response: Plat has been renamed to a 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.

Applicant's Response: Plan view hatching has been revised to differ it from new concrete and asphalt areas. Section details have been updated to note scored concrete, paving blocks or other types of surfaces per engineering standards verbiage.

13. Amend Sheet CH-01 so that the "No Parking" signs read "No Parking – Fire Lane."

Applicant's Response: Detail updated as noted.

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.

Applicant's Response: RDI credits are no longer being requested.

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.

Applicant's Response: RDI credits are no longer being requested.

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.

Applicant's Response: RDI credits are no longer being requested.

17. In order to meet density a different benefit will need to be selected from MMC 22C.090.030(4).

Applicant's Response: Benefits 3a will be utilized.

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.

Applicant's Response: Perimeter landscaping has been provided for the open space tract.

COMMENTS – Kim Bryant, Water Operations Supervisor

1. Utilities not shown, will comment when shown.

Applicant's Response: Utilities shown on civil plan set.

COMMENTS – Jesse Hannahs, Traffic Engineering Manager

- 1) Undergrounding of overhead utilities along frontage shall be required.

Applicant's Response: Acknowledged. Notes added to sheet 8 and 12.

- 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.

Applicant's Response: Acknowledged.

- 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:
 - For residential plats, contact PUD Plats via email at plats@snopud.com and include a PUD Plats application to begin Snohomish PUD process.
 - 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: Refer to updated civil set with illumination plans.

- 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: Refer to updated civil set with illumination plans.

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

Applicant's Response: Channelization plan is included in civil plan set.

COMMENTS – Michael Snook, CBO

1. The connection trail will need to be at least 36" wide, and will need to connect to the main trail with a truncated dome if not level with the main trail.

Applicant's Response: New Trail extends from cul-de-sac to existing edge of pavement on E. Sunnyside School Rd.

2. I did not find any requirements for slopes on walking trails.

Applicant's Response: Walkway designed to meet ADA standards.

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) 631-1820.

JM1 Holdings, LLC

By: Land Pro Group, Inc., Authorized Representative



By: Ryan C. Larsen – VP Land Development