



PUBLIC WORKS DEPARTMENT

501 Delta Ave ♦ Marysville, WA 98270
(360) 363-8100

October 20, 2023

Land Pro Group, INC
Attn: Ryan Larsen
10515 20th St SE, Suite 202
Lake Stevens, WA 98258

Re: E. Sunnyside PRD – PA22-033 – Concurrency Recommendation

Dear Ryan,

Natural 9 Holdings, is proposing construction of a 27-lot single-family Planned Residential Development (PRD) on 4.49 acres, located at site addresses 4614 87th Ave NE and 8507 E Sunnyside School Road (APNs: 00590700016201 and 00590700016202). The existing residence located on site is to be demolished with development.

Based on the Traffic Impact Analysis (TIA) prepared by Kimley Horn, dated July 2022, the proposed development would generate the following Average Daily Trips (ADT), AM peak hour trips (AMPHT), and PM peak hour trips (PMPHT):

Table with 5 columns: USE, UNITS (new), ADT, AMPHT, PMPHT. Row 1: Single-Family Detached, 27, 255, 19, 27.

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

- 1. The applicant shall be required to construct frontage improvements for the internal plat roads labeled Roads A & B and along 87th Ave NE, prior to recording the final subdivision.
2. The joint use autocourts (Tract 996, 997, and 998 or as amended) shall be constructed with scored concrete, paving blocks, bricks, or other ornamental pavers...
3. In order to mitigate impacts upon the future capacity of the road system, the applicant shall be required to submit payment to the City of Marysville, on a proportionate share cost of the future capacity improvements...
4. Based on Sections 5 and 6 of the TIA, the proposed development is not anticipated to mitigate any off-site intersections...

completed. Therefore, the payment of traffic mitigation fees for said intersection shall not be required for the proposed development.

5. Based on Section 6.3 of the TIA and comments received from Snohomish County Public Works, the proposed development would not impact any Snohomish County capital improvement projects; therefore, the payment of Snohomish County traffic mitigation fees shall not be required for the proposed development.
6. Per the approved EDDS variance, dated March 29, 2023, Ken McIntyre, Assistant City Engineer, accepted the justification to allow a combined autocourt and shared access drive to exceed 150 feet from the internal plat road (Road A) to the parcel to the south (APN 00590700017509). Because Sunnyside School Road is planned to be closed, the city requested and approved this deviation from the EDDS to provide this parcel a replacement access point.

Marysville Municipal Code (MMC) 22D.030.070(1)(d), requires an applicant to make a written proposal for mitigation of a development's traffic impacts to the Public Works Director, prior to finalizing a concurrency determination and conditions of approval. If you have any questions, regarding the developments impacts and recommended mitigation obligations outlined above, please contact Kathryn Bird, at [kbird@marysvillewa.gov](mailto:kbird@marysvillewa.gov) or by phone at 360.363.8232.

Sincerely,

A handwritten signature in blue ink, appearing to read 'JL Hannahs', with a long horizontal flourish extending to the right.

**Jesse L. Hannahs, PE**  
Traffic Engineering Manager

cc: Jeff Laycock, PE, PW Director  
Max T. Phan, PE, City Engineer  
Ken McIntyre, PE, Assistant City Engineer  
Haylie Miller, CD Director  
Chris Holland, Planning Manager