



October 26, 2023

City of Marysville
Community Development
ATTN: Kathryn Bird, Associate Planner
Jesse Hannahs, PE – Traffic Engineering Manager
80 Columbia Avenue
Marysville, WA 98270

Project Name / File No.: E. Sunnyside PRD – PA22-033
Applicant: Sunnyside Development, LLC
Site Address: 4617 87th Ave NE, Marysville
Review: Applicant’s Response to Concurrency Determination

Dear Kathryn and Jesse,

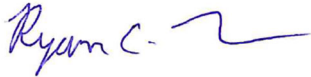
This letter serves as the Applicant’s formal response to the Concurrency Recommendation from Jesse Hannahs, Traffic Engineering Manager dated October 20, 2023. The Applicant has reviewed the six (6) recommended conditions with Mr. Hannahs’s letter listed below and accepts the recommended conditions as outlined.

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. Frontage shall be constructed per EDDS Standard Plan 3-201-008 within 60’ ROW. Roadway improvements, channelization, site access and lighting plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
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 to clearly indicate that the entire surface is intended for pedestrians as well as vehicles, as outlined in the City of Marysville Design Guidelines and Engineering Design and Development Standard (EDDS) Section 3-219. A detail of the surfacing of the autocourt will be required to be provided on the civil construction plans and approved by the City Engineer.
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 as set forth in MMC 22D.030.070(3), for the development. **Traffic impact fees shall be vested at a rate of \$6,300.00, per new PMPHT, totaling \$163,800** (based on 26 new units; the existing single-family residence to be demolished is credited).
4. Based on Sections 5 and 6 of the TIA, the proposed development is not anticipated to mitigate any off-site intersections, which is included in an interlocal agreement with the City of Lake Stevens to fund improvements. However, the improvements to the intersection of Soper Hill Road and 83rd Ave NE have already been 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.

If you have any further questions, please contact me at (360) 631-1820.

Respectfully,
Sunnyside Development, LLC
By: Land Pro Group, Inc., Applicant's Representative



By: Ryan C. Larsen, VP Land Development