



October 21, 2022

Mike Reid
PO Box 1930
Woodinville, WA 98072

Re: PA22-040 – 87th & 40th PRD – Technical Review 1
4218 / 4112 / 4018 / 3922 / NNA 87th Ave NE

Dear Mike,

After preliminary review of the above referenced proposal, the Planning Division has the following comment(s):

BINDING SITE PLAN / PLANNED RESIDENTIAL DEVELOPMENT COMMENTS

1. Include File Number PA22-040 on all future correspondence, in addition to all site, civil and landscape plans.
2. The provided plans (civil, landscaping, and site) appear to include multiple retaining walls throughout the proposed development. Provide call out details for said walls and/or include wall symbols in legend.
3. Amend Sheets C1.03 & C1.04 to depict all encumbrances outlined in the Title Report, prepared by Chicago Title Insurance Company, dated August 30, 2022. If the encumbrances cannot be depicted they will need to be referenced.
4. On Sheets C4.01 – C4.02 of the civil plans, not all of the open space tracts are labeled. For consistency, please ensure that all tracts are labeled.
5. Per [MMC 22C.090.030\(4\)](#), the RDI benefit 3a has changed and now requires a contribution of \$25,000 per bonus unit. Please review and revise the proposed RDI benefits to reflect this updated code section.
6. Per comments provided by Marysville Fire District, all buildings/units will require residential sprinklers.
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.
8. Pursuant to the Engineering Administrative Decision, dated December 17, 2020 (attached) townhomes have a PMPHT generation rate of 0.78 PMPHT per unit. The TIA, prepared by Kimley Horn, dated September 2022, shall be amended accordingly.

9. The following are the impact fees that apply to this project:

Impact Fee Type	Impact Fee Rate
Traffic*	\$6,300 per PM peak hour trip
Parks**	\$1,684 per unit
Schools (Lake Stevens)**	\$7,672 per unit
Administration Charge**	\$100 per building

* Fees due prior to recording of final plat

** Impact fees vest at building permit submittal and shall be paid prior to building permit issuance

OPEN SPACE CALCULATION COMMENTS

10. Demonstrate compliance with the following standard of MMC 22G.080.100(1): *Fencing and/or landscaping shall separate, while maintaining visual observability of, recreation areas from public streets, parking areas and driveways.*

LANDSCAPING COMMENTS

11. 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:**

- 11.1. Typical side view of perimeter landscape areas, specifically the proposed 5 ft. perimeter L3 landscape buffers.
- 11.2. Location of precast vault lids need to be shown as well as proposed access to said lids.
- 11.3. Ensure compliance with the fencing/screening standards of [East Sunnyside Whiskey Ridge Design Standards](#) Section F.2.1.

CRITICAL AREA REVIEW COMMENTS

12. Staff has reviewed and concurs with the findings in the Wetland and Fish & Wildlife Habitat Assessment Report prepared by Soundview Consultants, dated September 15, 2022.

- 12.1. Prior to issuing any ground disturbing activity permits, proof of purchase for Snohomish Basin Mitigation Bank (SBMB) credits shall be provide to the City of Marysville to ensure adequate mitigation measures for direct and indirect wetland impacts have been addressed.
- 12.2. Prior to issuing any ground disturbing activity permits, the applicant is required to obtain all necessary permits and approvals from Federal, State and local agencies for the proposed critical areas impacts.

Enclosed are copies of comments received from other City departments and reviewing agencies. There were also a handful of public comments Revised application materials must be accompanied with a written response detailing how each of the items outlined above and attached hereto have been addressed, and what sheet the change(s) can be found on.

After you have had an opportunity to review, please let me know what technical review comments you need clarification on. Once received I can set up a conference meeting with all of the applicable city and agency representatives, if needed. If you have any questions, please do not hesitate to contact me at 360.363.8216, or by e-mail at emorgan@marysvillewa.gov.

Sincerely,

Emily Morgan

Emily Morgan
Senior Planner

ecc: Chris Holland, Planning Manger
Ben Mateo, Core Design



MARYSVILLE
WASHINGTON

PUBLIC WORKS DEPARTMENT
80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX

MEMORANDUM

To: Emily Morgan, Senior Planner

From: Kacey Simon, Civil Plan Reviewer

RE: 87th & 40th PRD, File# PA22-040
188-unit townhome PRD development on 14.44 acres
Address & Parcel #

Date: 10/10/2022

The following comments are offered after review of the above referenced application.

1. **Existing utilities:**

- a. Sanitary sewer: There is currently no sewer provided to this area.
- b. Water: An 8" ductile iron water main is located along 87th Ave NE and can be found on record drawing WE-11.
- c. Storm: There is currently only a roadside ditch located in this area.

2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project.

- a. Sewer, water and storm will need to be extended along 87th Ave NE and the proposed extension of 40th ST NE as well as the addition of 85th Ave NE. The water main on 40th ST NE shall be a 12".

3. **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, north of 40th St NE is to be built compliant with SP 3-201-005 of the EDDS with a 12' multi-use trail. 87th Ave NE, south of 40th St NE is to be built compliant with SP 3-201-002 of the EDDS with a 12' multi-use trail.
 - a. The roadway will require a grind and overlay to the center of the right-of-way. Many sections of 87th Ave NE do not have more than 3" of asphalt in total. Should this be the case along the projects frontage when constructing the frontage improvements, a full depth replacement will be required up to the centerline along the projects frontage.

- b. 40th St NE from 83rd Ave NE to 87th Ave NE shall be built compliant with SP 3-201-002 of the EDDS with a 12' multi-use trail.
 - c. 85th Ave NE is proposed to be a local access street and shall be built to half street improvements per SP 3-206-001.
 - a. The half street shall be built with 2" of HMA and 4" of ATB.
 - d. The internal access lanes of the project will need to meet the requirements of the Fire Marshall.
4. **Dedication Requirements:**
- a. 87th Ave NE, north of 40th St NE will need to result in a 40' half width dedication.
 - b. 87th Ave NE, south of 40th St NE will need to result in a 50' half width dedication.
 - c. 85th Ave NE will require a 25' half width dedication.
 - d. 40th St NE will require a full 100' dedication.
 - e. All alleys will require a 20' dedication.
5. **Access:**
- a. All new roads shall be constructed to SP 3-202-002 with a 50' ROW and 28' of roadway.
 - 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.
 - c. 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 not exceed 150' in length or come off of a cul-de-sac and shall serve a maximum of 6 lots.
 - d. Alleys must be compliant with section 3-208 of the EDDS and built compliant with standard plan 3-208-001. Where alley connects to the road, it must be designed with a 20' radius.
 - e. Please be in contact with Omega Engineering in regards to Stevens Ridge (the project to the west) that ties into this project. Make sure the roads are aligning in the correct places.
6. **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.
 - b. As mentioned in the report, please remember when you submit for civil review to include a conveyance analysis.
 - c. Please include a more complete basin map and demonstrate how your proposed bypass area is compliant at civil review.
 - d. The maximum allowed impervious surface coverage for the Zoning designation is 70%.
 - e. **Projects that are not submitted prior to 7/1/22 will be required to be compliant with the 2019 Ecology manual.**

Standard Comments:

7. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.
8. 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.
9. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.
10. 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.
11. 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.
12. 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.
13. 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
14. **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.

15. 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.

If you have additional questions regarding the above comments, please contact me at ksimon@marysvillewa.gov or at (360) 363-8280.

cc: Ken McIntyre, PE, Assistant City Engineer



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Emily Morgan, Senior Planner
FROM: Brooke Ensor, NPDES Coordinator
DATE: 10/12/2022
SUBJECT: PA22-040 87th & 40th PRD

1. The City has adopted the 2019 Stormwater Management Manual for Western Washington.
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 the stormwater facilities. This policy may be modified depending on facility design.
3. Drivable access is required to the inlet and outlets of the vault in Tract A. Access must come from Road B.

If you have questions regarding these comments, please contact me at 360-363-8288 or ensor@marysvillewa.gov.

cc: Matt Eyer, Storm/Sewer Supervisor

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

Emily Morgan

From: Gresham, Doug (ECY) <DGRE461@ECY.WA.GOV>
Sent: Wednesday, October 12, 2022 10:07 AM
To: Emily Morgan
Subject: [External!] Request for Review - 87th & 40th PRD - PA22-040

External Email Warning! Use caution before clicking links or opening attachments.

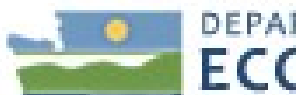
Emily,

I have reviewed the request for review of the 87th & 40th PRD. I specially looked at the critical area report and bank use plan addressing wetland impacts, mitigation, and permitting. Based on this review, I want to confirm the approach they are taking.

The wetlands delineated on this property would be waters of the state subject to the applicable requirements of state law (see RCW 90.48 and WAC 173.201A) and Section 401 of the Clean Water Act (33 USC §1341) and 40 CFR Section 121.2. Because direct wetland impacts are proposed, the applicant shall obtain all necessary state and federal authorizations prior to beginning any ground-disturbing activities or vegetation removal. To obtain state and federal authorization, they should provide:

- A jurisdictional determination from the U.S. Army Corps of Engineers stating which delineated wetlands on the property are under federal jurisdiction.
- A JARPA form for impacts to jurisdictional wetlands submitted to Ecology at ecyrefedpermits@ecy.wa.gov.
- For any non-federally regulated wetlands that the U.S. Army Corps of Engineers does not take jurisdiction for, submit a JARPA to Ecology at ecyrefedpermits@ecy.wa.gov so we can issue an Administrative Order.
- A mitigation plan for unavoidable wetland impacts following the standards in Wetland Mitigation in Washington State – Part 1: Agency Policies and Guidance (Ecology Publication # 21-06-003).

Doug Gresham, Wetland Specialist
Washington State Department of Ecology
PO Box 330316
Shoreline, WA 98133-9716
Cell: (425) 429-1846
Email: Doug.Gresham@ecy.wa.gov





COMMUNITY DEVELOPMENT DEPARTMENT
80 Columbia Avenue □ Marysville, WA 98270
(360) 651-5100 □ (360) 651-5099 FAX
24-Hour Recorder 360-363-8204

MEMORANDUM

Date: **October 6, 2022**

PA22-040

To: **Emily Morgan, Senior Planner**

From: **Michael Snook, Building Official**

Re: **Project Name: 87th & 40th PRD**

Applicant: PNW Investors, LLC

Proposal: Application for a Planned Residential Development (PRD) and Binding Site Plan (BSP) with State Environmental Policy Act (SEPA) Review. The applicant is seeking approval to construct a 188-unit townhome development on 14.44 acres, utilizing MMC Chapter 22C.090 Residential Density Incentives, to increase the base density from 10 to 13 units/acre. The project site contains (2) Category III wetlands which are proposed to be filled with development; compensatory mitigation for the direct wetland impacts is proposed to be satisfied through the purchase of credits from the Snohomish Basin Wetland Bank (SBMB).

Address: 4218/4112/4018/3992/NNA 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.
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.
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.
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.
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.
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

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.

2. Please provide scaled floor plans with square footage.
3. Show on the plans the type of building materials proposed, and if required, what type of fire-resistant construction will be required.
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.
5. A Fire Sprinkler system may be required. The applicant is to verify this requirement with the Fire Marshal's Office.
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.
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.

8. **Building application for plan review will be approximately 4-6 weeks for first-time plan review comments.**

We look forward to your project coming to our City!

If I may be of any further assistance, please feel free to contact me.

Michael Snook, Building Official, 360-363-8210 or msnook@marysvillewa.gov during office hours 7:30 am – 4:00 pm, Monday through Friday.

October 11, 2022

Emily Morgan
City of Marysville
80 Columbia Avenue
Marysville, WA 98270

Dear Ms. Morgan:

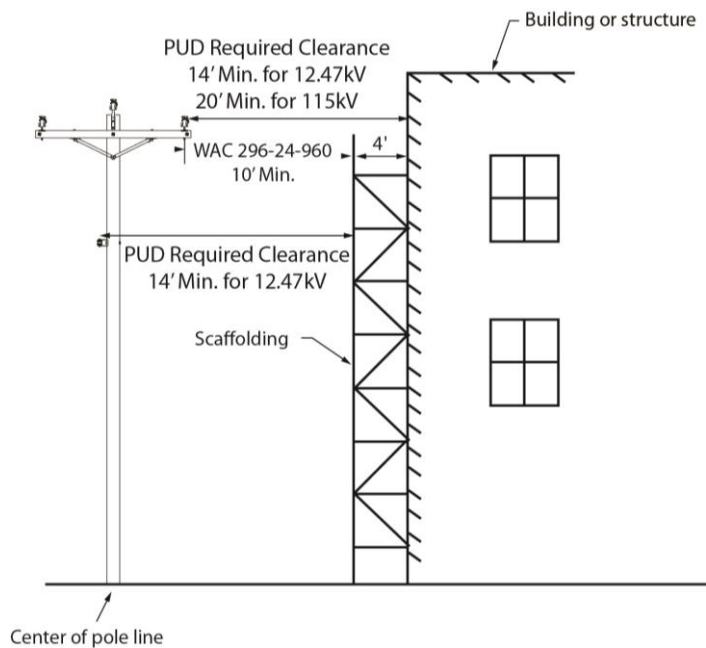
Reference: PA22 040 87th& 40th PRD

District DR Number: 22-10-573

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.

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.**

This project will require a three-phase extension, there is no three-phase power on the borders of the project. 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 required utility work in the scope of all applicable land use and development/storm water permits

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.

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

Cc: Mike Reid – reid_dev@comcast.net



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Emily Morgan, Senior Planner

FROM: Brad Zahnow, Development Services Technician

DATE: October 4, 2022

SUBJECT: PA22-040 87th & 40th PRD
4218/4112/4018/3992/NNA 87th Ave NE
APN's: 00590700021201, 00590700021202, 00590700021300,
00590700022000, 00590700023600

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.

Recovery (Latecomer) Fees

No recovery fees are applicable to this project.

Utility Main Fees

No utility main fees are applicable to this project.

ULID/LID Fees

No ULID/LID fees are applicable to this project.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



UTILITY CAPITAL IMPROVEMENT CHARGES - 2022

MMC Section 14.07.010 - Marysville Ord. Nos. 2607 & 2670 - Effective 1-1-2006
 Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270
 (360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Monday - Friday 7:30 AM - 4:00 PM

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/Esspresso	\$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.




REQUEST FOR REVIEW

Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270
 (360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Mon - Fri 7:30 AM - 4:00 PM

PROJECT INFORMATION									
File Number	PA22-040			Date Sent	9.21.2022		Please Return by	10.12.2022	
Project Title	87 th & 40 th PRD			Related File Number(s)	Pre-Application – PreA21-049				
Project Description	Application for a Planned Residential Development (PRD) and Binding Site Plan (BSP) with State Environmental Policy Act (SEPA) Review. The applicant is seeking approval to construct a 188-unit townhome development on 14.44 acres, utilizing MMC Chapter 22C.090 Residential Density Incentives, to increase the base density from 10 to 13 units/acre. The project site contains (2) Category III wetlands which are proposed to be filled with development; compensatory mitigation for the direct wetland impacts is proposed to be satisfied through the purchase of credits from the Snohomish Basin Wetland Bank (SBMB).								
BACKGROUND SUMMARY									
Applicant	PNW Investors, LLC (Attn: Mike Reid)								
Location	4218/4112/4018/3992/NNA 87 th Ave NE			APNs	00590700021201 / 00590700021202 / 00590700021300 / 00590700022000 / 005907000236000				
Acreage (SF)	14.44 acres (628,862 sq. ft.)			Section	01	Township	29N	Range	05E
Comprehensive Plan	Multifamily Medium	Zoning	WR-R- 6-18	Shoreline Environment			N/A		
REVIEWING AGENCIES									
Marysville	Local Agencies & Districts		State & Federal		County		Other		
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input checked="" type="checkbox"/> LD (K. McIntyre) <input checked="" type="checkbox"/> LD (Kacey Simon) <input checked="" type="checkbox"/> LD (S. Whitney) <input checked="" type="checkbox"/> LD (Brad Zahnow) <input checked="" type="checkbox"/> Parks <input type="checkbox"/> Police <input checked="" type="checkbox"/> PW – Operations <input checked="" type="checkbox"/> PW – Water Res. <input checked="" type="checkbox"/> PW – Sanitation <input checked="" type="checkbox"/> PW – Engineering <input checked="" type="checkbox"/> PW – Traffic Eng.	<input type="checkbox"/> Arlington (city) <input type="checkbox"/> Arlington Airport <input checked="" type="checkbox"/> Comcast <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input checked="" type="checkbox"/> Lake Stevens (city) <input checked="" type="checkbox"/> Lake Stevens SD 4 <input type="checkbox"/> Lakewood SD 306 <input type="checkbox"/> Marysville SD 25 <input checked="" type="checkbox"/> PUD No. 1 (electric) <input checked="" type="checkbox"/> Ziplly		<input checked="" type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input checked="" type="checkbox"/> DAHP <input type="checkbox"/> DNR <input checked="" type="checkbox"/> DOE (Bellevue) <input type="checkbox"/> DOE (Floodplain) <input type="checkbox"/> DOE (Olympia) <input type="checkbox"/> DOE (Register) <input type="checkbox"/> DOE (Shorelands) <input checked="" type="checkbox"/> WDFW <input checked="" type="checkbox"/> WSDOT <input type="checkbox"/> WUTC		<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input checked="" type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> Olympic Pipeline <input type="checkbox"/> Puget Sound Energy <input checked="" type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Tulalip Tribes <input type="checkbox"/> <input type="checkbox"/>		
PROJECT MANAGER									
Name Emily Morgan	Title Senior Planner	Phone 360.363.8216	E-mail emorgan@marysvilewa.gov						

The City of Marysville Community Development Department is reviewing this application and encourages other affected agencies, departments, community groups and municipalities to respond. Your comments will assist the City's evaluation of this application. Furthermore, you will become a Party of Record to this case if you submit a response with your name and address. We highly recommend that you send your comments on letterhead. Without a full name and address, you will not be considered a Party of Record. You may e-mail, fax or send via regular mail your comments to this project manager listed above.

If you have no comments, please check the box below, sign and return this form to the project manager.

NO COMMENTS Signature:  Date: 10/11/22
 ATTACHED Title: Assisted Director Agency: Parks, Culture & Recreation

The Parks, Culture and Recreation department recommend fencing between play equipment and parking areas. It appears there are multiple areas for potential play equipment.



Marysville Fire District

YOUR RISK PREVENTION TEAM
1094 Cedar Avenue, Marysville WA 98270

Phone (360) 363-8500
Fax (360) 659-1382

To: Emily Morgan, Senior Planner
From: Don McGhee, Assistant Fire Marshal
Date: October 4, 2022
Subject: PA22-040 87th Ave Townhomes PDR 3922-4029 87th Ave NE

I have completed a second review of the plans for this project proposing development of a 4 parcel 18.77-acre site for 188 townhouses ranging from 3 unit to 6 unit buildings. *Residential fire Sprinklers will be required.*

Plans show access throughout by circulating internal roadways. Roadways scale at 20' wide. Access of 26' wide may be required for building heights and aerial access. Buildings over 30' tall require minimum 26' wide aerial ladder access roadways (MMC 9.04.503.1.4)

The City GIS water map shows an 8" water main along 87th Ave, with two hydrants spaced about 980' apart hydrants will have to be added to 87th. The spacing of existing fire hydrants does not meet current fire code requirements for this use. *Maximum hydrant spacing of 300' apart is required for MF uses.* Hydrants will need to be added to the site, one at the north end of road F and one near lot 108 and 120 on Alley A.

No information about available fire flow is provided for the fire hydrants near this site. *The minimum fire flow required for MF use is 1,500 gpm.*

Additional general comments related to fire code compliance for this project are noted below:

1. The project shall comply with the current fire code requirements (2018 IFC) including WA State and local City of Marysville amendments to the fire code. Any fire code required construction permits (IFC section 105.7) are obtained through Marysville Community Development at 80 Columbia Avenue.
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.
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.
4. The minimum required fire flow for hydrants protecting MF buildings is 1,500 gpm.
5. 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"*

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and fire department; provided, that fire hydrants in multiple-family and commercial zones shall be spaced not more than 300 feet apart” (MMC 14.03.050). The location of fire hydrants requires fire marshal approval on civil construction plans.

6. 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.
7. *The buildings will require residential fire sprinkler system installations. Be clear when plans are submitted to show that these will be IRC townhomes, not IBC apartments (sprinklers and construction differ).* The townhome buildings will require separate NFPA 13D fire sprinkler systems in each unit. (all purpose systems)
8. Proposed buildings will require approved fire sprinkler systems appropriate for the proposed townhome occupancy. IRC townhomes typically use a separate NFPA 13D sprinkler system in each unit, with no building riser room and no FDC required. Separate fire protection system plans for each unit must be submitted to the city for fire marshal approval. Submittal may be deferred from building plans- but allow 6 weeks for initial plan reviews.
9. Where residential fire sprinklers are 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.
10. Access planned appears inadequate for fire apparatus. A single access of 20’ wide is shown on the plan into the site. A minimum 26 feet wide fire apparatus access is required in the immediate vicinity of any building more than 30 feet in height for ladder truck operations, and within 20 feet on both sides of fire hydrants. A minimum 20 feet wide fire apparatus access road is allowed in other locations, although city EDDS may require greater roadway widths.
11. Fire apparatus access roads shall have a minimum unobstructed width of 26’ in the immediate vicinity of any building more than 30 feet in height. At least one of the required access routes meeting this condition shall be located within a minimum of 15’ and a maximum of 30’ from the building, and shall be positioned parallel to one entire side of the building (MMC 9.04.503.1.4).
12. Recommend the roadways be posted “NO PARKING” where needed to maintain unobstructed emergency access. An adequate access route for fire apparatus must be in service prior to any building construction.
13. Recommend the buildings to be constructed here include fire-resistant exterior construction (such as hardiplank type siding).
14. Access for firefighting operations along all sides of all buildings is required. A minimum 10’ wide access is required for MF 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 (within 200’ allowed for sprinklered buildings).
15. The city address committee will determine road names and address numbers for the lots. Address numbers minimum 6” tall shall be posted on the buildings.

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MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Emily Morgan, Senior Planner

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

DATE: October 12th, 2022

SUBJECT: 87th & 40th PRD, PA22-040

Public Works Operations has reviewed the 87th & 40th PRD submittal and has the following comments:

1. Locate all hydrant assemblies behind sidewalk and not within planter strip.

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

Emily Morgan

From: Kerry Lyste <klyste@stillaguamish.com>
Sent: Wednesday, September 28, 2022 1:36 PM
To: Emily Morgan
Cc: THPO Stillaguamish
Subject: [External!] RE: [External!] Accepted: Request for Review - 87th & 40th PRD - PA22-040

External Email Warning! Use caution before clicking links or opening attachments.

Hi Emily,

Sounds like we would be able to limit the arch survey to the easterly and central portions of the project where ground disturbance occurs, as well as storm detention vaults in the N Central and NE corner of the property. Pretty well-framed survey.

Best, Kerry

Kerry Lyste | THPO/GIS Database Administrator
Direct Line: 360-572-3072
Cultural Resources Department
3322 236th Street NE, Arlington, WA 98223
Mailing Address: PO Box 277, Arlington, WA 98223

haʔt sgʷədgʷədad ʔə ti stuləgʷabš: kʷədiid ti xəʕusadad ʔə ti yəlabčət
The good words of the Stillaguamish: To honor and care for cultural teachings.



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From: Emily Morgan <emorgan@marysvillewa.gov>
Sent: Tuesday, September 27, 2022 7:51 AM
To: Kerry Lyste <klyste@stillaguamish.com>
Subject: RE: [External!] Accepted: Request for Review - 87th & 40th PRD - PA22-040

Good Morning Kerry,

Per the SEPA Checklist, this is what the applicant is proposing for ground disturbance:

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

As part of the Subdivision/PRD, portions of the easterly and central portions of the site will be excavated and cut, in addition to the soil excavated from the area where the storm detention vaults are located in the North Central and NE corner of the Subject Property. Approximately 39,093 cubic feet of cut and 9,996 cubic feet of fill is proposed at this time.

The soil from said on-site cut(s) and excavation will be placed and compacted in the westerly subject property. Please refer to the preliminary engineering plan set for the proposed grading and filling of the Subject Property. To the greatest degree feasible, soils excavated on-site will be utilized as compactable fill on-site; however, the total amount of soil export is not known at this time and cannot be determined until construction drawings are prepared and approved.



Emily Morgan - Senior Planner
City of Marysville
Community Development Department
80 Columbia Ave
Marysville, WA 98270
360.363.8216 Direct

-----Original Appointment-----

From: Kerry Lyste <klyste@stillaguamish.com>

Sent: Monday, September 26, 2022 3:42 PM

To: Emily Morgan

Cc: THPO Stillaguamish

Subject: [External!] Accepted: Request for Review - 87th & 40th PRD - PA22-040

When: Wednesday, October 12, 2022 12:00 AM to Thursday, October 13, 2022 12:00 AM (UTC-08:00) Pacific Time (US & Canada).

Where:

External Email Warning! Use caution before clicking links or opening attachments.

Hi Emily,

Can you tell us how much cut is being removed for this proposal? I see there is quite a bit of fill, and I believe the wetland impacts will trigger a USACE notification as well. Given the landform, proximity to SN681 and SN683, as well as it appears to still be farm use (which means less disturbed), we think this site has a high probability of impacting cultural resources, and would recommend an archaeological survey, and would request notification of ground disturbance and archaeological field work for this project.

Best, Kerry

**Caution: This email came from outside the Stillaguamish Tribe.
Do not click on links or open attachments unless you are sure you recognize the sender and you know the contents are safe**



REQUEST FOR REVIEW

Community Development Department • 80 Columbia Avenue • Marysville, WA 98270
 (360) 363-8100 • (360) 651-5099 FAX • Office Hours: Mon - Fri 7:30 AM - 4:00 PM

PROJECT INFORMATION									
File Number	PA22-040			Date Sent	9.21.2022		Please Return by	10.12.2022	
Project Title	87 th & 40 th PRD			Related File Number(s)	Pre-Application - PreA21-049				
Project Description	Application for a Planned Residential Development (PRD) and Binding Site Plan (BSP) with State Environmental Policy Act (SEPA) Review. The applicant is seeking approval to construct a 188-unit townhome development on 14.44 acres, utilizing MMC Chapter 22C.090 Residential Density Incentives, to increase the base density from 10 to 13 units/acre. The project site contains (2) Category III wetlands which are proposed to be filled with development; compensatory mitigation for the direct wetland impacts is proposed to be satisfied through the purchase of credits from the Snohomish Basin Wetland Bank (SBMB).								
BACKGROUND SUMMARY									
Applicant	PNW Investors, LLC (Attn: Mike Reid)								
Location	4218/4112/4018/3992/NNA 87 th Ave NE			APNs	00590700021201 / 00590700021202 / 00590700021300 / 00590700022000 / 005907000236000				
Acreage (SF)	14.44 acres (628,862 sq. ft.)			Section	01	Township	29N	Range	05E
Comprehensive Plan	Multifamily Medium	Zoning	WR-R- 6-18	Shoreline Environment			N/A		
REVIEWING AGENCIES									
Marysville	Local Agencies & Districts		State & Federal		County		Other		
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input checked="" type="checkbox"/> LD (K. McIntyre) <input checked="" type="checkbox"/> LD (Kacey Simon) <input checked="" type="checkbox"/> LD (S. Whitney) <input checked="" type="checkbox"/> LD (Brad Zahnow) <input checked="" type="checkbox"/> Parks <input type="checkbox"/> Police <input checked="" type="checkbox"/> PW - Operations <input checked="" type="checkbox"/> PW - Water Res. <input checked="" type="checkbox"/> PW - Sanitation <input checked="" type="checkbox"/> PW - Engineering <input checked="" type="checkbox"/> PW - Traffic Eng.	<input type="checkbox"/> Arlington (city) <input type="checkbox"/> Arlington Airport <input checked="" type="checkbox"/> Comcast <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input checked="" type="checkbox"/> Lake Stevens (city) <input checked="" type="checkbox"/> Lake Stevens SD 4 <input type="checkbox"/> Lakewood SD 306 <input type="checkbox"/> Marysville SD 25 <input checked="" type="checkbox"/> PUD No. 1 (electric) <input checked="" type="checkbox"/> Ziplly		<input checked="" type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input checked="" type="checkbox"/> DAHP <input type="checkbox"/> DNR <input checked="" type="checkbox"/> DOE (Bellevue) <input type="checkbox"/> DOE (Floodplain) <input type="checkbox"/> DOE (Olympia) <input type="checkbox"/> DOE (Register) <input type="checkbox"/> DOE (Shorelands) <input checked="" type="checkbox"/> WDFW <input checked="" type="checkbox"/> WSDOT <input type="checkbox"/> WUTC		<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input checked="" type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> Olympic Pipeline <input type="checkbox"/> Puget Sound Energy <input checked="" type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Tulalip Tribes <input type="checkbox"/> <input type="checkbox"/>		
PROJECT MANAGER									
Name Emily Morgan	Title Senior Planner	Phone 360.363.8216	E-mail emorgan@marysvilewa.gov						

The City of Marysville Community Development Department is reviewing this application and encourages other affected agencies, departments, community groups and municipalities to respond. Your comments will assist the City's evaluation of this application. Furthermore, you will become a Party of Record to this case if you submit a response with your name and address. We highly recommend that you send your comments on letterhead. Without a full name and address, you will not be considered a Party of Record. You may e-mail, fax or send via regular mail your comments to this project manager listed above.

If you have no comments, please check the box below, sign and return this form to the project manager.

NO COMMENTS **Signature:** Melissa Place **Date:** 10/10/2022
 ATTACHED **Title:** Melissa Place **Agency:** City of Lake Stevens