

# REQUEST FOR REVIEW

Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270  
Office Hours: Mon - Fri 8:00 AM - 4:30 PM ♦ Phone: (360) 363-8000

PROJECT INFORMATION									
<b>File Number</b>	PA22-040			<b>Date Sent</b>	9.27.23	<b>Please Return by</b>	10.13.23		
<b>Project Title</b>	87 <sup>th</sup> & 40 <sup>th</sup> PRD			<b>Related File Number(s)</b>	Pre-Application – PreA21-049				
<b>Project Description</b>	<p><b>2<sup>nd</sup> Review:</b> Planned Residential Development (PRD) and Binding Site Plan (BSP) with State Environmental Policy Act (SEPA) Review. The applicant is seeking approval to construct a 187-unit townhome development on fee simple lots. 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).</p>								
BACKGROUND SUMMARY									
<b>Applicant</b>	PNW Investors, LLC (Attn: Mike Reid)								
<b>Location</b>	4218/4112/4018/3992/NNA 87 <sup>th</sup> Ave NE			<b>APNs</b>	00590700021201 / 00590700021202 / 00590700021300 / 00590700022000 / 005907000236000				
<b>Acreage</b>	14.44 net acres			<b>Section</b>	01	<b>Township</b>	29N	<b>Range</b>	05E
<b>Comprehensive Plan</b>	Multifamily Medium	<b>Zoning</b>	WR-R- 6-18	<b>Shoreline Environment</b>			N/A		
REVIEWING AGENCIES									
Marysville	Local Agencies & Districts		State & Federal		County		Other		
<input type="checkbox"/> Building <input checked="" type="checkbox"/> LD (K. McIntyre) <input checked="" type="checkbox"/> LD (Kacey Simon) <input type="checkbox"/> LD (S. Whitney) <input type="checkbox"/> LD (Brad Zahnow) <input type="checkbox"/> Parks <input type="checkbox"/> Police <input type="checkbox"/> PW – Operations <input checked="" type="checkbox"/> PW – Water Res. <input 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 type="checkbox"/> Comcast <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input type="checkbox"/> Lake Stevens (city) <input type="checkbox"/> Lake Stevens SD 4 <input type="checkbox"/> Lakewood SD 306 <input checked="" type="checkbox"/> Marysville Fire District <input type="checkbox"/> Marysville SD 25 <input type="checkbox"/> PUD No. 1 (electric) <input 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									
<b>Name</b> Chris Holland	<b>Title</b> Planning Manager		<b>Phone</b> 360.363.8207		<b>E-mail</b> <a href="mailto:cholland@marysvilewa.gov">cholland@marysvilewa.gov</a>				

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:** \_\_\_\_\_  
 **ATTACHED**                      **Title:** \_\_\_\_\_    **Agency:** \_\_\_\_\_