



COMMUNITY DEVELOPMENT DEPARTMENT
501 Delta Avenue ♦ Marysville, WA 98270
(360) 363-8000

February 3, 2023

Schemata Workshop
Attn: Miles Cook
1720 12th Ave
Seattle, WA 98122

Re: PA22-042 – Sunnyside Village Co-Housing – Technical Review 2
3121 66th Ave NE – APN: 29050300402100

Dear Miles,

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

PRELIMINARY SUBDIVISION / CUP COMMENTS

1. Revise the NPGA tract to be delineated via solid lines (rather than dashed) as this area would be a completely separate tract/lot. Clearly label accordingly NPGA tract accordingly.

LANDSCAPING COMMENTS

2. Planning staff will review and provide comment on the provided landscaping plan via the civil construction plan review (G23-0004).

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
Haylie Miller, Director
Grace Kim, Schemata Workshop

1 - Preliminary site plan sheet A000 has been updated accordingly

2 - Noted



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

MEMORANDUM

To: Emily Morgan, Senior Planner

From: Shane Whitney, Civil Plan Reviewer

RE: Sunnyside Village Co-Housing, File# PA22-042
32 – lot cottage housing development
3121 66th Ae NE & Parcel # 29050300402100

Date: 2/1/2023

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

1. **Existing utilities:**
 - a. Sanitary sewer: The main within 66th Ave is shown on record drawing S578.
 - b. Water: The line within 66th Ave is shown on record drawing WE-439.
 - c. Storm: The storm system in 66th Ave is on record drawing SD381.
2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project. Extensions of sewer and water mains as well as a storm drain system for the roadway extension will be required.
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. 66th Ave NE is classified as a local access street and is to be built compliant with SP 3-202-002 of the EDDS.
4. **Dedication Requirements:**
 - a. The extension of 66th Ave. NE requires a 50 foot dedication, which is currently shown on the supplied documents.
5. **Access:**
 - a. The minimum width of a multi-family driveway is 20-feet and the maximum is 30-feet.
 - b. The private drive aisle is to have 22 feet of pavement width, then the gutter and rolled curb.

In accordance with discussion with city staff, responses to civil comments will be deferred to Civil Plan Review.

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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. The project will be required to satisfy minimum requirements 1 – 9.
 - b. A geotechnical report will be required. Should infiltration methods be proposed and less than 5 feet of separation exists to the seasonal high water table, a mounding analysis will be required. The mounding analysis shall be performed with data from a wet season review.
 - c. The maximum allowed impervious surface coverage for the Zoning designation is 50%. That information will need to be shown on the developed basin map of the drainage report.

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. The submitted variance materials have the base of an engineering variance. Attached will be the engineering variance application. The guidance provided for the criteria for possible approval is listed in that document and must be followed in the submittal of that. The application shall be submitted to Emily and routed to the Assistant City Engineer for his review and approval. The fee will need to be paid at time of submittal.
11. 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.
12. 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.
13. 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.
14. 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

15. **All civil construction plan submittals are to be routed directly to Shane Whitney, Civil Plan Reviewer.** The first *civil construction* plan submittal is to consist of a completed grading permit application, 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 weeks

iv. Subsequent reviews will be 3 weeks.

16. 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 swhitney@marysvillewa.gov or at (360) 363-8227.

cc: Ken McIntyre, PE, Assistant City Engineer



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: February 1st, 2023

SUBJECT: Sunnyside Village Co-Housing 2nd Submittal, PA22-042

Public Works Operations has reviewed the Sunnyside Village Co-Housing 2nd submittal and has the following comments:

1. Same comments as 1st review. Will comment further when full civils are submitted.

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