



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

17 November 2023

Jen Haugen
3605 Colby Ave
Everett, WA 98201

Re: SP23-003, Hidden Valley Short Plat, *Technical Review 2*

Dear Ms. Haugen,

The Planning Division has reviewed the above referenced application and has the following comments:

1. Amend the street configuration per memo from Kacey Simon, attached.
2. On Sheet 1 of the Civil Plans, Sheet L1, and the Preliminary Site Plan, adjust the building setback lines on Lots 1 and 3 to not encroach into the drainage easement.
3. Minimum lot width for PRDs is 30-feet. There appears to be enough land area to create a centrally located open space tract while maintaining the thru-street connection similar that proposed with the first submittal.
4. As per item 2 on Planning's comment letter dated 27 July 2023, provide future plan submittals as clean, flattened copies, and not scans. The preliminary site plan is a scan.
5. Your response letter states that RDIs are no longer proposed. However, the preliminary site plan still shows a calculation for 1 bonus unit.
6. Amend Sheet L1 to show individual driveway, per item 4 on the comment letter dated 27 July 2023,
7. Amend Sheet L1 to show the location, height and materials for all fences and walls.
8. Please address comments from *all* reviewers, including the memo from the Fire District, below.

If you have any questions regarding the above comments, you are welcome to contact me at (360)-363-8232 or kbird@marysvillewa.gov.

Sincerely,

Kathryn Bird

Kathryn Bird
Associate Planner

e-Cc: Chris Holland, Planning Manager



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Kathryn Bird, Associate Planner

FROM: Brad Zahnow, Development Services Technician

DATE: June 29, 2023

SUBJECT: SP23-003 Hidden Valley Short Plat
12527 51st Ave NE
APN: 30050300302600

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

Main fees for an existing water main within 51st Avenue will be assessed at \$2.29/ft. of frontage. Main fees for an existing sewer main within 51st Avenue will be assessed at \$4.25/ft. of frontage.

ULID/LID Fees

No ULID or LID fees are applicable to this project.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



UTILITY CAPITAL IMPROVEMENT CHARGES - 2023

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.



MARYSVILLE FIRE DISTRICT
REGIONAL FIRE AUTHORITY
Fire Marshal's Office

1635 Grove St. Marysville, WA 98270 - (360) 363-8500
MFInspectors@MFDRA.org - www.marysvillefiredistrict.org



To: Kathryn Byrd, Associate Planner
From: Brian Merkley, Deputy Fire Marshal
Date: November 3, 2023
Subject: SP23-003 Hidden Valley 12527 51st Ave NE

I have reviewed the proposed 5 lot short plat and the following items need acknowledgement for fire approval.



1. Homes three stories or more will require fire sprinklers and shall be shown on civil plans.
2. Turnaround must have posted signage stating: "NO PARKING - FIRE LANE" and shown on civil plans for approval.
3. The project shall comply with current fire code requirements (2018 IFC) including WA State and local City of Marysville amendments to the fire code, city design standards, and applicable NFPA standards, including IFC Chapter 33 and NFPA 241 construction codes.
4. The fire code permits required for fire sprinkler installations (IFC section 105.7) are obtained through Marysville Community Development at 501 Delta Avenue.
5. 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. Access and fire hydrant locations appear adequate.
6. 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.
7. The minimum required fire flow for hydrants protecting SFR dwellings is 1,000 gpm (with 20-psi minimum residual pressure) for dwellings not exceeding 3,600 square feet in size.
8. Fire hydrants shall be provided in approved locations. Fire hydrants on an approved water main extension are required within the site for this development. Provide water main extensions with hydrants along the new roadways and at all road intersections in approved locations, with maximum spacing of 600 feet apart. Fire hydrants with approved water supply must be in service prior to building construction. *Hydrant locations on plans appear acceptable.*

9. 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.
- 10. Future homes to be constructed may require residential sprinkler installation for a number of reasons, including: if homes are three or more stories tall, if fire flow from hydrants does not meet fire code requirements, if any part of homes is further than 200' from the public road ROW with no hydrant provided on-site, or to mitigate access deficiencies.**
11. Where residential fire sprinklers may be required the developer shall install a water service per Standard Plan 2-090-001 Full 3/4" 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 3/4" water meter will suffice then all that is required is to install two reducer bushings with the 3/4" water meter. A single service tap should be used where sprinklers are required, not a double service installation.
12. Turnaround provision is required for dead-end access in excess of 150 feet long. The turnaround appears adequate for fire department use.
13. An adequate access route for fire apparatus must be in service prior to any building construction.
14. Access for firefighting operations along all sides of all buildings is required. A minimum 5' wide access is required for SF 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.
15. The city address committee will determine road names and address numbers for the lots.



MARYSVILLE
WASHINGTON

MARYSVILLE CIVIC CAMPUS
501 Delta ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX

MEMORANDUM

To: Kathryn Bird, Associate Planner

From: Kacey Simon, Civil Plan Reviewer

RE: Hidden Valley Short Plat, File# SP23-003
5 lot preliminary short plat/PRD on 1.24 acres
12527 51st Ave NE & Parcel # 30050300302600

Date: 7/3/2023

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

1. **Access:**
 - a. Please provide road continuation to the east as shown on the first site plan reviewed.
2. **ROW Variance Request:**
 - a. Administrative deviation for ROW request has been disapproved provided response does not comply with MMC 12.02A.120. Please see attached findings.

Standard Comments:

1. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.
2. Fire flow will need to be completed prior to 1st civil plan review and submitted with 1st civil plan review.
3. 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.
4. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.
5. A right of way use permit for all work proposed within City right of way is required. Cost for the ROW permit is \$648.00. ROW permit fees must be paid before right of way permit issuance.

6. 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.
7. Please refer to MMC 22G.030.020 for applicable plan review and construction inspection fees.
8. **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 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 week
 - iv. Subsequent reviews will be 3 weeks.
9. 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: Josh King, PE, Engineering Services Manager



MARYSVILLE
PUBLIC WORKS

FINDINGS/DECISION
(City Staff Use Only)

Reviewing Staff Member:	
\$250 Application Fee Submitted:	<input type="checkbox"/> Yes <input type="checkbox"/> Deferred
Decision:	<input type="checkbox"/> Approve <input type="checkbox"/> Approve with Conditions <input type="checkbox"/> Disapprove

Findings/Decision/Conditions:

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

John King

10/31/2023

Signature/Date



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Kathryn Bird, Associate Planner

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

DATE: November 6th, 2023

SUBJECT: Hidden Valley Short Plat, SP23-003

Public Works Operations has reviewed the Hidden Valley Short Plat submittal and has the following comments:

1. Suggest deleting blow off assembly and moving hydrant in its place, and tap services before hydrant.

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

MEMORANDUM

Date: **October 25, 2023**

SP23-003

To: **Kathryn Bird, Senior Planner**

From: **Michael Snook, Building Official**

Re: **Project Name:** Hidden Valley Short Plat
Applicant: Land Resolutions c/o Jen Haugen
Proposal: 5 lot preliminary short plat/PRD on 1.24 acres
Address: 12527 51st 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, or 2021 International Codes and Uniform Plumbing code if submitted after March 15, 2024
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. 2021 Washington State Energy Codes required if submitted after March 15, 2024.
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;

1. The building structure will be required to be designed under the 2018 IBC, Chapter 16, and Structural Design Requirements. Or 2021 IBC if submitted after March 15, 2024. 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. 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.