



PUBLIC WORKS DEPARTMENT

501 Delta Avenue ♦ Marysville, WA 98270
(360) 363-8100

March 8, 2024

Land Resolutions
Attn: Jen Haugen
3605 Colby Ave
Everett, WA 98201

Re: Hidden Valley Short Plat – SP23-003 –Concurrence Recommendation

Dear Jen,

The project known as the Hidden Valley Short Plat proposes the creation on 5-lots and associated improvements. The subject property is located at 12527 51st Ave NE and is further identified by APN: 30050300302600.

Per the Traffic Impact Analysis Trip Generation for Developments Memorandum dated December 20, 2021, prepared by Jeff Laycock, Director of Public Works, trip generation rates for residential units are calculated at a rate of 1 weekday PM peak hour trips per dwelling unit. Therefore, four (4) new PMPHT would be generated for the proposed development as shown below.

	UNITS (new)	PMPHT
Single Family Detached	4*	4

**The development results in 5 residential units; the existing residence on site is not calculated in new generated trips.*

Based on review of existing conditions, as well as other applicable supplemental information submitted with the application and on file with the City, the following impacts and mitigation obligations are recommended for the proposed short plat:

1. Per approved EDDS variance, dated February 29, 2024, Josh King, Development Services Manager, accepted justification to allow the applicant relief from constructing a sidewalk along the north side of the new road (126th St NE) as well as allowing the standard 35 ft. radius of the required intersection to be reduced to a 25 ft. radius. This variance was approved provided that the existing conditions of the 126th St NE intersection limit the radius of the curb return respective of adjacent property impacts and the existing topography further limits the construction of a walkway along the edge of the new road.
2. The applicant shall be required to construct frontage improvements along 51st Ave NE, and the internal short plat road (126th St NE), prior to final short plat approval. 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.

- 2.1. 51st Ave NE is classified as a minor arterial and is to be built with (2) travel lanes, a turn lane, and bike lanes, together with curb, gutter, and 5 ft. sidewalk with a 5 ft. planter meeting the standards of the EDDS SP 3-201-004.
3. The applicant shall be required to dedicate public right-of-way for 51st Ave NE, and the internal plat road (126th St NE), in accordance with MMC 12.02A.110(1)(c), *Dedication of Road right-of-way – Required setbacks*. Right-of-way widths and required dedication shall be determined by the City Engineer.
- 3.1. 51st Ave NE is a minor arterial, a 70 ft. right-of-way is required.
4. 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 PMPHT, totaling \$25,200.**

Marysville Municipal Code (MMC) 22D.030.070(1)(d), requires an applicant to make a written proposal for mitigation of a development's traffic impacts to the Public Works Director, prior to finalizing a concurrency determination and conditions of approval.

If you have any questions, regarding the developments impacts and recommended mitigation obligations outlined above, please contact Emily Morgan, Senior Planner, at emorgan@marysvillewa.gov or by phone at 360.363.8216.

Sincerely,



Jesse Hannahs, PE
Traffic Engineering Manager

cc: Jeff Laycock, PE, PW Director
Max T. Phan, PE, City Engineer
Ken McIntyre, PE, Assistant City Engineer
Jesse Birchman, Traffic & Parks Maintenance Manager
Haylie Miller, CD Director
Chris Holland, Planning Manager
James Funston, applicant