



January 31, 2023

City of Marysville
Attn: Emily Morgan
Community Development
80 Columbia Ave
Marysville, WA 98270

Project Name / File No.: Brodie / PA22-023
Applicant: JM1 Holdings, LLC
Project Description: 45 Lot PRD-Subdivision
Re: Response to 2nd Review Comments

Dear Emily Morgan,

This letter serves as the Applicant's formal response to the 2nd review comments received on December 21st, 2022 to our recent application materials submitted to the City of Marysville. To ensure that each of the comments have been responded to, we have incorporated each of the City's comments along with the Applicant's response to each below.

BINDING SITE PLAN / PLANNED RESIDENTIAL DEVELOPMENT COMMENTS

1. Based on the plan sets, there is to be a pervious pathway located along the outer edges of Tract 999. Please include details and "road" section for the proposed pathway to RD-06 of the Civil Plans.
Applicant's Response: A section of the has been included on sheet RD-06 of the Civil Plans.

2. Comments received during the 1st round of review from Kacey Simon note that a full cul-de-sac is required at the eastern terminus, this would include full curb, gutter, and sidewalk. As noted in the resubmittal letter, no sidewalk if proposed and the north half of the cul-de-sac is not demonstrated in the provide plans; plans must be revised to satisfy these requirements.
Applicant's Response: Based upon further coordination with the City. The sidewalk as designed is acceptable. Additional grind and overlay of the northerly half of the cul de sac has been provided in the revised plans at the direction of the City.

3. As previously noted in the 1st review comments, per Section A.1.1, Residential Subdivision Design of the East Sunnyside Whiskey Ridge Design Guidelines, configurations where residential lots back up to any street other than SR9 are prohibited. Lot configurations where side yards face the street are acceptable. 3.1. As proposed, Lots 1 – 5 would not meet this requirement. Reconfigure lots to alleviate rear yards abutting 60th Street NE and demonstrate how pedestrian access can be provided from the front façade of the dwelling unit to the public sidewalk on 60th Street NE.

3.2. Staff may be amenable to Lots 4 and 5 not being oriented toward 60th Street NE, however, a 10 ft. landscape easement with fencing, to be maintained by the HOA, would be required.
Applicant's Response: A 10' landscape easement with fencing has been proposed

along the rear of lots 4 & 5. HOA maintenance requirements can be described on the Final Plat. Lots 1-3 will remain in their current orientation. A note has been added to the Preliminary Plat that notes that Lots 1-3 will take front door access from the 60th St NE ROW.

4. Based on Sheet GR-01, some of the sections of the proposed retaining wall will exceed 4 ft. in height and are positioned along the right of way. Being as there are residences across 60th St NE, the wall sections exceeding 4 ft. are required to be terraced.

Staff is willing to accept other remedies to detract from the overall wall massing impacts to adjacent properties other than requiring the walls to be terraced.

- 4.1. This comment may be remedied with Comment #3 above.

Applicant's Response: Revisions to grading and additional tiering of walls along the rear of lot 5 and the side of Lot 6 make a maximum wall height of 4'.

LANDSCAPING COMMENTS

5. 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:**

- 5.1. The required split rail fence needs to be clearly identified. Please add to a legend and/or call outs on the plan.

Applicant's Response: Please see the revised landscape plans for additional details.

6. Staff has reviewed the applicant's proposal for including a 6 ft. fence and leaving the existing landscaping within the PUD easement area; this proposal is acceptable to serve the purpose of screening from SR9.

Applicant's Response: Acknowledged.

CRITICAL AREA REVIEW COMMENTS

7. Staff has reviewed and concurs with the findings in the revised Critical Area Study and Buffer Mitigation Plan prepared by Wetland Resources, Inc., dated November 21, 2022.

Applicant's Response: Acknowledged.

8. Prior to ground disturbing activities, a final mitigation and monitoring plan shall be approved with the proper mitigation measures in place on-site, in accordance with MMC 22E.010 Critical Areas Management.

Applicant's Response: Acknowledged.

CONCURRENT REZONE APPLICATION COMMENTS

9. Staff has reviewed the revised rezone materials and have no further comments or changes at this time.

Applicant's Response: Acknowledged.

MEMORANDUM

TO: Emily Morgan – Senior Planner

FROM: Jesse Hannahs, P.E. – Traffic Engineering Manager

DATE: December 22, 2022

SUBJECT: PA 22-023 – Brodie Subdivision

I have reviewed the Site Plan for the proposed Brodie Subdivision at 8703 60th ST NE and have the following comments:

- 1) ADA Curb Ramps:
 - a. 60th ST NE & 87th Ave NE intersection:
 - i. Curb ramps shall be constructed on NW and NE corners to cross 60th DR NE with future construction/development to construct south side curb ramps.
Applicant's Response: ADA ramps at this location have been added to the construction plans as requested.
- 2) Per EDDS 3-506, street lighting will be required as part of civil construction plans.
 - a. Street Lighting upon 87th Ave NE from Soper Hill RD to 64th ST NE (SR 528) shall including City owned decorative street lighting to match installations within the vicinity.
 - i. WSDOT Type D Service Cabinet shall be per City Special Provision with height of 46".
Applicant's Response: Acknowledged. A note will be added to the decorative street lighting plan and resubmitted with the revised civil plans.
 - b. Street Lighting upon residential street(s) shall be PUD installed fiberglass pole installation type street lighting.
 - i. Residential street(s) shall be designed as collector arterial utilizing 100 watt equivalent LED fixtures.
Applicant's Response: Acknowledged. Applicant is working with PUD on design.
 - ii. Spacing of fixtures should be approximately 180'-220'.
Applicant's Response: Acknowledged. Applicant is working with PUD on design.
 - iii. As part of civil construction approval proposed PUD street lighting locations will be provided by the City to the developer for submission to PUD and incorporation into the PUD site electrical plans.
 1. Approximate Street Light locations upon Road B:
 - a. STA 10+75
 - b. STA 12+75
 - c. STA 14+75
 - d. STA 16+75
Applicant's Response: Acknowledged. Applicant is working with PUD on design.

- iv. Snohomish County PUD Process:
 - 1. For residential plats, contact PUD Plats via email at plats@snopud.com and include a PUD Plats application to begin Snohomish PUD process.
Applicant's Response: Acknowledged.
 - 2. For specific questions regarding street lighting, contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or wehaugen@snopud.com for more information.
Applicant's Response: Acknowledged.
- 3) A signing and channelization plan shall be required as part of civil construction plans.
- a. Signing:
 - i. Stop sign with street name signs upon SB approach of Road A to 60th ST NE.
Applicant's Response: Please see the revised Channelization plans for the addition of these signs.
 - ii. No Outlet sign upon Road A north of 60th ST NE.
Applicant's Response: Please see the revised Channelization plans for the addition of these signs.
 - iii. Street name signs at all intersections and 90 degree roadway curves.
Applicant's Response: Please see the revised Channelization plans for the addition of these signs.
 - iv. No parking (symbol) with arrow signs on either side of alley entrance/exits to enable emergency vehicle and garbage collection access.
Applicant's Response: Please see the revised Channelization plans for the addition of these signs.
 - v. No parking (symbol) with arrow signs on outside or 90 degree curves, 15'-20' prior to and after 90 degree curve to enable garbage collection access.
Applicant's Response: Please see the revised Channelization plans for the addition of these signs.
 - vi. Type IV Object Markers centered in each of NB/SB lanes at roadway end with Future Roadway connection sign upon centerline.
Applicant's Response: Please see the revised Channelization plans for the addition of these signs.
 - 1. Barricades shall not be approved/installed.
Applicant's Response: Noted. No barricades are proposed.

The provided Rezone Narrative appears to have inaccurate information. Revisions for the Thank you for giving us the opportunity to provide the responses to the 2nd review comments. If you have any questions, please contact me at (360) 926-6770.

Respectfully,
 JM1 Holdings, LLC
 By: Land Pro Group, Inc., Applicant's Representative

Rochelle Smith

By: Rochelle Smith, PM