

Amy Hess

From: Amy Hess
Sent: Wednesday, January 25, 2023 12:24 PM
To: 'Andy Reaves'
Cc: Shane Whitney; Ken McIntyre; 'Nick James'
Subject: FW: Ray Townhomes TIA (PA20-007)
Attachments: EAD-TIA-061620.pdf; EAD-TIA-121720.pdf; E28-Concurrency Rec-Ray Townhomes-PA20007.pdf

Andy,

I think there has been some confusion with this project. Shane let me know that you guys made what he thought was a civil plan submittal back in December that was incomplete, and then when speaking to you this morning, he was told this was supposed to be a resubmittal for the land use portion of the project.

Consistent with the email (below) I sent back in October, I cannot issue preliminary approval until an updated TIA has been submitted. The revised site plan submitted on September 27, 2022 was acceptable. I'm not sure what the documents sent in December were for, but they were not what I need in order to issue preliminary approval. If they were supposed to be a civil plan submittal, it was incomplete and you'll need to work with Shane on what is needed for a complete submittal.

Please let me know if you'd like to discuss further, or if we need to get everyone in the same room to ensure we're all on the same page.

Amy

From: Amy Hess
Sent: Thursday, October 20, 2022 9:40 AM
To: 'Andy Reaves' <AndyRe@paceengrs.com>
Subject: Ray Townhomes TIA (PA20-007)

Andy,

Prior to issuing preliminary BSP/PRD approval for the Ray Townhomes project, an updated TIA will need to be submitted. The original TIA, and subsequent updates, calculates fees at the Multi-family Housing (low-rise) rates, and also includes calculations for duplexes that are no longer part of the proposal.

At the time of the Concurrency Recommendation (attached), the project was vested to the Administrative Determination issued on 06.16.20, which required duplex, single-family detached, single-family attached and townhomes to be calculated as 1.0 PMPHT per unit (see attached).

This changed on 12.17.20 for townhomes (only) to 0.78 PMPHT per units (see attached).

This project will be required to make payment based on 1.0 PMPHT per unit.

Please revise the TIA to eliminate the duplexes, and calculate the townhomes at 1.0 PMPHT. Once the update is provided and reviewed, I will be ready to issue preliminary approval. Please let me know if you have any questions.

Thank you,



Amy Hess, Senior Planner
City of Marysville
Community Development Department
501 Delta Avenue, Marysville, WA 98270
360.363.8215 or ahess@marysvillewa.gov