



March 24, 2023

Custom Comfort Homes, LLC
Scott Ray
8324 59th Ave NE
Marysville, WA 98270

MARYSVILLE
PUBLIC WORKS

Re: Ray Townhomes – *Concurrency Recommendation* - **Updated**
PA20007

Dear Scott,

Custom Comfort Homes, LLC is proposing creation of twenty-two (22) fee simple lots to allow construction of 20 new single-family attached townhomes, and retention of 2 existing homes. According to the Traffic Impact Analysis (TIA), prepared by Gibson Traffic Consultants, dated August 2019; revised April 2020 and updated by Kimley Horn in February 2023; the project will utilize trip generation rates for ITE Land Use Code 215, Single-family Attached Housing. Based on this, the development would generate the following Average Daily Trips (ADT), AM peak hour trips (AMPHT) and PMPHT:

Land Use Code	Units	ADT	AMPHT	PMPHT
LUC 215 Single-Family Attached Housing	20	144	10	11

Based on our 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 Ray Townhomes:

1. 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 per PMPHT. Estimated fees are \$69,300 (11 x \$6,300).
2. The applicant shall be required to dedicate public right-of-way in order to accommodate the required frontage improvements along 55th Ave NE and the internal plat road 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. Pursuant to MMC 12.02A.090, *Frontage improvements required*, the applicant shall be required to construct frontage improvements along 55th Avenue NE and the internal plat road per Engineering Design and Development Standards (EDDS), prior to final subdivision approval. Roadway improvements, channelization, street lighting and site access plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.

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 Amy Hess, Senior Planner, at ahess@marysvillewa.gov or by phone at 360.363.8215.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

Sincerely,



Jesse Birchman
Transportation & Park Maintenance Manager

cc: Haylie Miller, CD Director
Jeff Laycock, Public Works Director
Jesse Hannahs, Traffic Engineer
Chris Holland, Planning Manager