



MARYSVILLE
COMMUNITY
DEVELOPMENT

(360) 363-8100

Community
Development
80 Columbia Avenue
Marysville, WA 98270

October 14, 2021

Jesse Jarrell, P.E.
LDC, Inc.
20210 142nd Avenue NE
Woodinville, WA 98072

Re: Marysville 10 Degrees, 2703 156th Street NE (PA21-039)

Dear Jesse,

Thank you for your project submittal. Upon first review of the above-referenced project, the Planning Division has the following comments/requirements. **Comments 1 through 25, and any major design or layout comments from other departments, will need to be addressed prior to the project being scheduled for consideration by the Hearing Examiner:**

1. Prior to issuing SEPA, comments pertaining to the environment must be addressed, a traffic concurrency recommendation must be issued by the City Engineer, and a letter accepting the traffic concurrency recommendation must be submitted to the City by the applicant. A traffic concurrency recommendation will be provided when the project's traffic impacts and any major road layout comments are resolved. The SEPA determination must be issued prior to scheduling the proposed plat and concurrent rezone for consideration by the Hearing Examiner.
2. The application materials indicate that a boundary line adjustment application will be submitted; however, it does not appear that the BLA has been submitted to-date. The BLA will need to be processed concurrently with the overall land use application, and will be subject to review by the City's Hearing Examiner. Please submit the BLA application with the resubmittal.
3. A critical areas mitigation plan prepared by a qualified scientific professional shall be submitted. A mitigation planting plan will be required to be submitted proposing restoration of any degraded critical areas and associated buffers with plantings as required by MMC Sections 22E.010.220(2) and 22E.010.100(3). The mitigation plantings will be required to be installed and inspected prior to final plat approval. Mitigation will also be required for any wetland impacts. Utility extensions through wetlands and wetland buffers are subject to compliance with the standards set forth in MMC Section 22E.010.100(9). **A preliminary mitigation plan is needed prior to preliminary plat approval, and a final mitigation plan is needed prior to civil construction plan approval.**
4. The segment of the stream that flows out of the southwest corner of the southern Gissberg Lake onto the property is hard to decipher on Sheet PP-03 (the buffers are clear). Please amend the plans to more clearly depict the stream.
5. Schedule A of the Subdivision Guarantee references two parcels while the preliminary plat map (Sheet PP-01) references three parcels. Update the title report to include all parcels that are part of the subdivision application.
6. The legal descriptions for Parcels A, B, and C shown on the preliminary plat map (Sheet PP-01) each include a typo on the Range number. The legal descriptions reference Range 'S' rather than Range '5'. Please amend.
7. Include a density calculation on the preliminary plat map which meets the requirements set forth in MMC Sections 22A.020.150, 22C.010.110, and 22C.010.120. The landscaping plan (Sheet L1) includes the necessary information for this calculation.
8. In order for the proposed rezone to approved, compliance with the standards set forth in MMC Section 22G.010.440, *Rezone criteria*, must be demonstrated. **The rezone criteria follows along with recommendations on areas where further justification on the rezone criteria would be beneficial, or where revisions to the proposal are needed:**
 - (1) A zone reclassification shall be granted only if the applicant demonstrates that the proposal is consistent with the comprehensive plan and applicable functional plans and complies with the following criteria:

[1 Marysville 10 Degrees, first technical review comments \(PA21-039\)](#)

(a) There is a demonstrated need for additional housing as the type proposed;

The response demonstrates the regional need for additional housing. It may be beneficial to highlight why this specific proposal requires the additional area to be rezoned in order to develop this specific project.

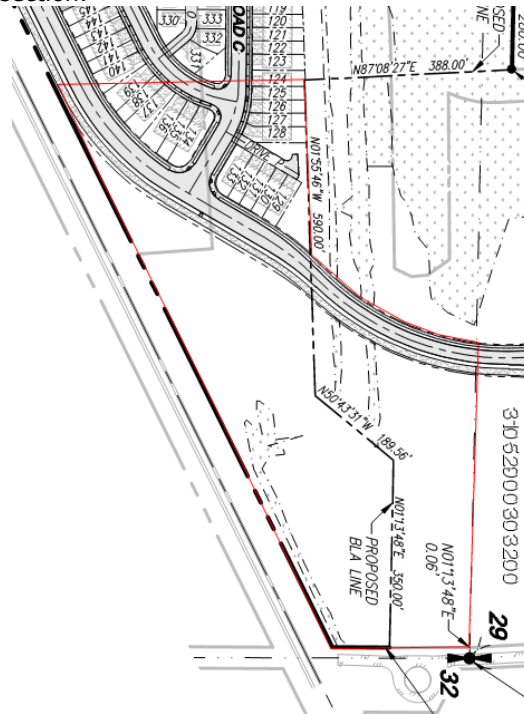
(c) There have been significant changes in the circumstances of the property to be rezoned or surrounding properties to warrant a change in classification;

Significant changes to the circumstances of the property which may be beneficial to note on a response to this rezone criteria include: adoption of the Lakewood Neighborhood Master Plan, construction of the 156th Street overpass and the anticipated future construction of a 156th Street/I-5 Interchange, and plans for extension of sewer into Lakewood that will enable construction.

(2) Property at the edges of land use districts can make application to rezone property to the bordering zone without applying for a comprehensive plan map amendment if the proponent can demonstrate:

(a) The proposed land use district will provide a more effective transition point and edge for the proposed land use district than strict application of the comprehensive plan map would provide due to neighboring land uses, topography, access, parcel lines or other property characteristics;

In order to provide a more effective transition in zones, the rezone boundary should be extended to include the wetland and buffer located on the south side of the road (boundary should follow the eastern edge of the wetland buffer as shown in the map excerpt below). Discussion on how roads and critical areas promote the proposed rezone being a more effective transition would be beneficial to include in the response to this section.



(b) The proposed land use district supports and implements the goals, objectives, policies and text of the comprehensive plan more effectively than strict application of the comprehensive plan map; and

The critical areas on the east side of the site serve as a natural transition from commercial to residential zoning. Adding a brief discussion on that to this rezone criteria, may be beneficial.

9. The project is subject to *Lakewood Neighborhood Master Plan (LNMP) Appendix A, Section B.3, Site and building design standards*. The single family residences are subject to subsections (2) and (4) and Section B.5, *Single Family and Duplex Development Standards*, while the townhouses are subject to all of Section B.3. With the initial submittal, elevations were only provided for the proposed

townhouses. It appears that most of the single family residences are proposing alley access. Where alley access is proposed, the front of the house needs to orient towards a public street or open space. **Please submit elevations for the single family residences that are consistent with this expectation.**

10. Pursuant to LNMP Appendix A, Section B.3(2)(a), **"The street edge shall be defined with buildings, landscaping or other features. Primary building entrance(s) shall face the street unless it is not feasible due to parcel size, topography, environmental conditions, or other factors as determined by the director, and alternate design elements are incorporated into the facade which enliven the streetscape.** Buildings with individual ground floor entries should face the street and/or common open space to the extent possible. Buildings shall provide windows that face the street to provide "eyes on the street" for safety. To meet this requirement, at least 15 percent of the facade facing the street shall be occupied by transparent windows or doors." **The standards cited require that single family residences and townhouses have an orientation towards the street including entrances, pedestrian pathways, windows, etc. Specific direction is provided in comments 8, 9 and 10 below.**
11. Along 19th Avenue NE and 164th Street NE, the townhouses can either be:
 - a) Oriented towards these streets including entrances, pedestrian pathways, windows, etc.; **or**
 - b) In lieu of orienting the townhouses towards these streets, 10 foot wide landscape buffer can be provided along 19th Avenue NE and 164th Street NE that is separate from the required private open space, and alternate design elements can be incorporated into the facade which enliven the streetscape. The landscape buffer should be comprised of trees and shrubs that provide color and interest throughout the year.
12. On the interior plat roads, the single family residences should face the street. Where side yards need to abut the street along arterials or the interior plat roads, an architectural approach similar to what is shown below should be proposed in lieu of the house facing the street. In the example below, the front of the house is oriented towards the auto court while the elevation that faces the street has variation in siding, windows, trims, and a gable entry feature with decorative posts that gives the sense of the house being oriented towards the street. On lots that take access off of an auto court that have a side yard abutting the street, a pedestrian pathway should be provided to the street and auto court.



The following lots appear to be oriented towards alleys and it is unclear how/what pedestrian access will be provided. The following revisions to the orientation of these lots is needed:

Lots Abutting the Street with an Alley Orientation		
Lot Numbers	Orientation Revision	Additional Direction
Lots 171 - 175	Orient front of house towards Road B.	Lots with alley access should have the front of the house oriented towards the street. Orientation of houses to
Lots 200 - 206	Orient front of house towards Road F.	
Lots 207 - 213	Orient front of house towards Road G	
Lots 214 - 223	Orient front of house towards Road B.	
Lots 224 - 227	Orient front of the house towards Road D.	

Lots 258 – 269	Orient front of house towards Roads H or I, as applicable.	open space areas and auto courts is acceptable. Side yards abutting the street (for example at the end of an auto court), should implement an architectural approach on the side elevation similar to the example shown above. A pedestrian pathway from the front of the house to the street is needed.
Lots 280 – 291	Orient front of house towards Road H.	
Lots 292 – 294	Orient front of house towards Road D.	
Lots 328 – 330	Orient front of house towards Road D or open space.	
Lots 331 – 335	Orient front of house towards Road C or open space.	
Lots Abutting an Alley or Open Space with an Alley Orientation		
Lot Numbers	Orientation Revision	Additional Direction
Lots 176 – 186	Orient the front of the house towards a public street or open space.	Lots with alley access should have the front of the house oriented towards the street. Orientation of houses to open space areas and auto courts is acceptable. Side yards abutting the street (for example at the end of an auto court), should implement an architectural approach on the side elevation similar to the example shown above. A pedestrian pathway from the front of the house to the street is needed.
Lots 187 – 199	Orient the front of the house towards a public street.	
Lots 228 – 235	Orient the front of the house towards a public street or auto court.	
Lots 236 – 245	Orient the front of the house towards a public street or open space.	
Lots 246 – 257	Orient the front of the house towards a public street or open space.	
Lots 270 – 279	Orient the front of the house towards a public street or open space.	
Lots 295 – 314	Orient the front of the house towards a public street.	
Lots 316 – 322	Orient the front of the house towards a public street.	
Lots 323 – 327	Orient the front of the house towards a public street.	

13. Pursuant to *LNMP, Appendix A – Design Standards, Section B.4, Multiple-family, townhome, and group residences – Vehicular access and parking location*, (1) On sites abutting an alley....townhome...developments shall have parking areas placed to the rear of buildings with primary vehicular access via the alley, except when waived by the planning director due to physical site limitations. (2) When alley access is available, and provides adequate access for the site, its use is required.

The intent of the provision noted above is for townhouses to have alley access when feasible. Having the single family residences access off the plat roads, and the townhouses access off of alleys is strongly recommended.

14. The infiltration galleries between the rows of single family residences will likely be a challenge to access and maintain (e.g. property owners filling them in, fencing them off, etc.). Should an alternate design be considered? The project to the north will be provided shallow biofiltration facilities within the right-of-way.
15. Pursuant to MMC Section 22G.080.080(1), *Modification of development regulations*, the standard driveway width is 20 feet. A reduced driveway width is proposed for the single family residences that have alley access; however, with the proposed configuration, reduced driveway lengths would not be supported. There is concern regarding adequate sanitation and fire truck access.
16. Lots 257 and 264 are panhandle lots; the minimum width for a panhandle access is 20 feet. Please amend.
17. The preliminary plat map (Sheet PP-01) 'Parking Information' section indicates that two off-street parking spaces are required per unit; however, MMC Section 22C.130.030, Table 1, indicates that two

resident parking spaces and one guest parking space are required per unit. Update the 'Parking Information' reference accordingly.

18. Provide a standard parking detail for both the townhouses and the single family residences on the preliminary plat map. Pursuant to MMC Section 22C.130.030, Table 1, "Detached single-family dwellings and duplexes will provide three parking spaces per dwelling unit (two resident spaces and one guest space). Two of the stalls must be on the site and readily available to the dwelling unit. The third stall may be on-street parking or provided nearby to the dwelling (must be within 100 feet of dwelling unit). An enclosed private garage may be utilized to meet the required parking for residents. Driveways can be counted as resident or guest parking spaces, provided said driveway complies with the bulk and dimensional requirements outlined in Table 2 in MMC Section 22C.130.030. Parking spaces behind other required parking spaces (a.k.a. "tandem parking") shall not be counted towards the two required parking spaces per dwelling for the residents; however, tandem parking can be counted as a guest parking space." **Where in-garage parking is proposed to meet the required parking, a detail of the garage parking will need to be provided on the plans.**
19. Pursuant to the *Lakewood Neighborhood Master Plan* (LNMP) Appendix A, Section B.12, *Street connectivity*: (1) The street system of proposed development shall be designed to connect with existing, proposed, and planned streets outside of the development. Wherever a proposed development abuts unplatted land or other land with the capability of being further subdivided, street stubs shall be provided to allow access to future abutting subdivisions and to logically extend the street system into the surrounding area. All street stubs shall be provided with a temporary turn-around unless specifically exempted by the fire marshal, and the restoration and extension of the street shall be the responsibility of any future developer of the abutting land. (3) New development shall provide an integrated and connected network of streets to provide "direct" walking route options, orientation, a sense of place, and multiple travel route options. A street network dominated by long, irregular loop roads and cul-de-sacs is not appropriate. Blocks shall be designed to provide vehicular connections at intervals no greater than 600 feet and pedestrian access at intervals no greater than 300 feet (200 feet is preferred). **Amend the plans to provide pedestrian connectivity consistent with this requirement. Also, amend the plans to show the construction of 164th Street NE along the northern property line.**
20. Pursuant to MMC Section 22G.080.070, the single family residential lots shall have at least 200 square feet of private open space set aside as private space for that dwelling unit. No dimension of such open space shall be less than 10 feet. **Please delineate the open space for each lot.**
21. Pursuant to *Lakewood Neighborhood Master Plan*, Appendix A – Design Standards, subsection B.7 *Townhouse open space*, 200 square feet of ground related private open space per dwelling unit adjacent to, and directly accessible from, each dwelling unit must be provided. This may include private balconies, individual rear yards, landscaped front yards, and covered front porch areas. In addition to the private open space requirement, all townhouse developments shall include at least 30% of the total development as landscaped open space. The landscaped open space shall not include any area used for vehicle circulation or parking, but may include areas in required building setbacks, play areas, natural areas, and critical areas. **Please amend the plans to more clearly delineate both the private townhouse open space and the overall site open space.**
22. Townhomes shall provide at least 20 square feet of landscaping adjacent to the entry pursuant to LNMP Section B.3(8)(c). **Please amend the site plan to provide.**
23. Pursuant to MMC Section 22G.080.100, "A minimum of 15 percent of the net project area shall be established as open space. Thirty five (35) percent of the required open space shall be active open space. Parking areas, driveways, access streets and required yards are not considered to be open space for purposes of this section." The active open space tracts appear to be Tracts 982, 986, 989, and 996 which comprise 46,327 square feet. Based on the current site configuration, 72,632 square feet of active open space is needed (note this figure will need to be increased due to the project boundary modification identified in comment 6 above). **It is unclear which additional areas are intended as active open space.** Said areas must be of a grade suitable for recreation and have no dimension less than 30 feet. **Please amend the site plan to more clearly identify the active open space (a specific reference to the active open space tracts in the 'Tract Area Table' on Sheet PP-06, and labels on the active open space tracts is requested).** Also, the active open space areas should provide active amenities.
24. **The following revisions to the landscape plan are needed:**

- Pursuant to MMC Section 22G.080.050(2)(i), "Landscaping shall be provided for public and semi-public spaces and shall integrate them with private spaces. Landscaping shall create a pleasant streetscape and provide connectivity between homes and common areas using trees, shrubs, and groundcover through the development and providing for shade and visual relief while maintaining a clear line of sight throughout the public and semi-public spaces." Please amend the plans to provide landscaping meeting the intent of this provision.
 - Pursuant to MMC Section 22G.080.100, "Fencing and/or landscaping shall separate, while maintaining visual observability of, recreation areas from public streets, parking areas and driveways." Please amend to provide.
 - Street trees will be required along 19th Avenue NE and 164th Street NE except where infeasible to provide. Amend the plans to include.
 - The plans call for 'hydroseed in planter strip, typ.' (see Sheets L-4, L-6, etc.); however, Engineering Design and Development Standards (EDDS) Standard Plan 3-504-001 requires sod. Please amend the notes on these sheets to indicate that sod is required.
 - Townhomes shall provide at least 20 square feet of landscaping adjacent to the entry pursuant to LNMP Section B.3(8)(c). Please amend to provide.
 - Include the tract numbers on the landscape plans.
 - The lot numbering on the landscape plans differ from the site plans in several areas. For example, the lots surrounding Tract 986 differ. Please amend to be consistent.
 - It appears that three play structures, five benches, and three picnic tables are proposed for the project. Provide specifications for the play structures on the landscape plans. If the play structures are a sufficient amenity to qualify as a 'large recreational amenity', the project will have provided the amenities required for the open space areas. Please provide details on any trails/paths, surfacing, paving, etc. that is proposed in the open space areas. Trails must be a minimum of five feet wide, meet Americans with Disabilities Act (ADA) standards, and be improved with an appropriate all-weather surface (gravel does not qualify).
25. Pursuant to LNMP Appendix A, Section B.3, *Site and building design standards*, subsection 5: The development will be required to demonstrate compliance with the Site Design Utilizing Crime Prevention through Environmental Design (CPTED) Principles. The following CPTED strategies shall be incorporated into the building design and site layout. Please provide a brief written narrative response that addresses these criteria and amend the plans, as necessary.
- Access Control. Guidance of people coming and going from a building or site by placement of real and perceived barriers. Provision of natural access control limits access and increases natural surveillance to restrict criminal intrusion, especially into areas that are not readily observable.
 - Surveillance. Placement of features, uses, activities, and people to maximize visibility. Provision of natural surveillance helps to create environments where there is plenty of opportunity for people engaged in their normal behavior to observe the space around them.
 - Territoriality/Ownership. Delineation of private space from semi-public and public spaces that creates a sense of ownership. Techniques that reduce the perception of areas as "ownerless" and, therefore, available for undesirable uses.

The following comments are provided for informational purposes at this time:

26. Prior to final PRD subdivision approval, the applicant shall submit to the city, for its approval, covenants, deed restrictions, homeowners' association bylaws, and/or other documents providing for preservation and maintenance of all common open space, parking areas, walkways, landscaping, signs, lights, roads and community facilities at the cost of the property owners in the PRD consistent with MMC Section 22G.080.120. All common areas and facilities shall be continuously maintained at a minimum standard at least equal to that required by the city, and shall be approved by the city at the time of initial occupancy.
27. The applicant shall be required to obtain all necessary Federal, State and local permits for any critical area or buffer impacts prior to commencing construction. An HPA from WDFW will be required for any stream crossings. A culvert installed with the prior grading work may have been damaged and, if so, will be required to be replaced.
28. Exterior lighting shall be part of the architectural concept. Lighting shall enhance the building design and adjoining landscaping. Appropriate lighting levels shall be provided in all areas used by pedestrians or automobiles, including building entries, walkways, parking areas, circulation areas, and other open space areas, in order to ensure safety and security; enhance and encourage evening activities; and provide a distinctive character to the area. New developments shall provide a lighting site plan which identifies lighting equipment, locations and standards, and implements the following design standards as required by LNMP, Appendix A, Section B.3 subsection(4)(c):
- All public areas shall be lighted with average minimum and maximum levels as follows:

- Minimum (for low or nonpedestrian and vehicular traffic areas) of one-half foot candle;
 - Moderate (for moderate or high volume pedestrian areas) of one to two foot candles; and
 - Maximum (for high volume pedestrian areas and building entries) of four foot candles.
 - Lighting shall be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.
 - Pedestrian-scale lighting (light fixtures no taller than 15 feet) is encouraged in areas with high anticipated pedestrian activity. All fixtures over 15 feet in height shall be fitted with a full cut-off shield, be dark sky rated, and mounted no more than 25 feet above the ground with lower fixtures preferable so as to maintain a human scale. Lighting shall enable pedestrians to identify a face 45 feet away in order to promote safety.
 - Light levels at the property line should not exceed 0.1 foot candles (fc) adjacent to business properties, and 0.05 foot candles adjacent to residential properties.
 - All building lights shall be directed onto the building itself and/or the ground immediately adjacent to it. The light emissions should not be visible above the roofline of the building. Light fixtures other than traditional cobra heads are encouraged.
 - Uplighting on trees and provisions for seasonal lighting are encouraged.
 - Accent lighting on architectural and landscape features is encouraged to add interest and focal points.
29. Decorative street lighting shall be provided where required by the City's Traffic Engineer Manager pursuant to LNMP, Appendix B, Section B.1, *Decorative Street Lighting Standards*.
30. The project will be subject to *Lakewood Neighborhood Master Plan, Appendix A – Design Standards*.
- *B.8 Maintenance or dedication of open space*
 - *B.11 Fences*
31. Prior to beginning construction, the applicant shall prepare an arborist report for the project that evaluates any on-site trees that are proposed for retention that are within striking distance of project improvements, and any off-site or shared trees that are located along the common property line with Gissberg Twin Lakes Park. Said report shall be submitted to Snohomish County Parks, Recreation and Tourism for review. Documentation shall be submitted to the City demonstrating that Snohomish County Parks has reviewed the arborist report for the project, and concurs with the recommendations outlined in the report. During project construction, a certified arborist shall be required to monitor impacts to trees along the southern property line with Gissberg Twin Lakes Park; provide written confirmation from the Snohomish County Parks as to whether 'at risk' trees on their property can be protected, removed, or replaced; and what type of compensation will be required. Prior to a final plat approval, a certified arborist shall do a final evaluation of the trees that will be retained along the common property line and make a written recommendation to Snohomish County Parks in regards to the treatment of the treed areas.
32. To provide the best protection for trees within the on-site critical areas and along the common property line with Gissberg Twin Lakes Park that may be impacted during the construction stage, the applicant shall install a temporary, five-foot high, orange clearing limits construction fence in a line generally corresponding to the drip line of any significant tree(s) to be retained. No construction will be permitted within the dripline of trees identified to be saved. All such fencing shall be installed and inspected by the Community Development Department prior to commencement of site work.
33. All required landscaping, open space/recreational improvements, fencing, etc. shall be installed prior to final plat approval.
34. A landscape maintenance security shall be required for a minimum duration of two growing seasons (March through October). Invoices/receipts shall be submitted when the landscaping work is complete so that a security amount can be calculated. The security will be required to be on forms provided by the Community Development Department, and will be required to be submitted prior to final plat approval (see MMC Section 22C.120.060).
35. A wetland maintenance security will be required pursuant to MMC Section 22E.010.160(2). The security shall be provided for a period of five years and monitoring reports shall be submitted per the schedule outlined in MMC Section 22E.010.160(2). Invoices/receipts shall be submitted when the mitigation work is complete so that a security amount can be calculated. The security will be required to be on forms provided by the Community Development Department, and will be required to be submitted prior to final plat approval (see MMC Section 22C.120.060).

36. The critical areas and associated buffers shall be placed in a separate tract (Native Growth Protection Area or NGPA tract) on which development is prohibited. The location and limitations associated with the critical area and its associated buffer shall be shown on the face of the deed or plat applicable to the property and shall be recorded with the Snohomish County Auditor as required by MMC Section 22E.010.350(2).
37. Wetland fencing and signage shall be installed adjacent to the protected NGPA tract. Two-rail fencing shall be constructed with pressure treated posts and rails and cemented into the ground with either cedar or treated rails. Signs designating the presence of an environmentally sensitive area shall be posted along the buffer boundary at a minimum rate of one every 100 lineal feet (see MMC Section 22E.010.370).
38. An Arlington Airport aviation easement will be required to be recorded prior to final plat approval.
39. The following note will need to be included on the civil construction plans:

The Department of Archaeology and Historic Preservation’s (DAHP) Inadvertent Discovery Plan shall be followed during site construction. If at any time during construction archaeological resources are observed on the project site, work shall be temporarily suspended at the location of discovery and a professional archaeologist should document and assess the discovery. The DAHP and all concerned tribes should be contacted for any issues involving Native American sites. If project activities expose human remains, either in the form of burials or isolated bones or teeth, or other mortuary items, work in that area should be stopped immediately. Local law enforcement, DAHP, and affected tribes should be immediately contacted. No additional excavation should be undertaken until a process has been agreed upon by these parties, and no exposed human remains should be left unattended.

40. The project borders Snohomish County’s Gissberg Twin Lakes Park. The application has been routed to Snohomish County Parks and Recreation for review and comment. Any comments will be forwarded upon receipt. Comments often center around drainage impacts, park security, and protection of trees within the park.
41. Pursuant to MMC Section 22G.120.270(2), all projects shall have all power lines, telephone wires, television cables, fire alarm systems and other communication wires, cables or lines placed in underground location either by direct burial or by means of conduit or ducts with the exception of the city fire alarm system. **Please note that it is important to contact the appropriate utilities (i.e. PUD, Ziplly, etc.) with any questions regarding process, timing, and cost.**
42. Any signage for the subdivision will need to comply with MMC Chapter 22C.160, *Signs*. Under MMC Section 22C.160.150, *Development Standards – Residential Zones*, one monument sign that is up to 32 square feet in area may be installed at the plat entrances. Said sign shall not exceed five (5) feet in height, shall be set back 10 feet from the property line, and shall comply with the design standards set forth in MMC Section 22C.160.170. Any proposed signage will require that a sign permit be obtained.
43. The following are the school, traffic, and park impact fees for the proposed project. Please see Tom Kukitz’s comments for water, sewer, and stormwater fees:

Impact Fee Type	Impact Fee Rate	Vesting	Payment Due
Traffic	\$6,300.00 per PMPHT	Complete Land Use Application	Prior to BP issuance
Parks	\$1,570.00 per unit	BP submittal	Prior to BP issuance
Schools (Lakewood)	\$3,566.00 per unit ¹	BP submittal	Prior to BP issuance

¹ A school administration fee of \$50.00 per single family residence, or \$100.00 per multi-family building applies.

44. Noise producing mechanical equipment such as fans, heat pumps, etc must be located and/or shielded so that noise reaching the adjacent properties is less than 50 dBA. Equipment specifications must be provided with any mechanical permit submittal.
44. Roof mounted mechanical equipment must be located and screened by a parapet, or other primary building element, so the equipment is not visible within 150 feet of the structure when viewed from the

ground level of adjacent properties. Match the color of roof mounted equipment with the exposed color of the roof to minimize visual impacts when equipment is visible from higher elevations nearby.

Attached are other agency/department comments regarding this proposal. Please contact me at 360.363.8240 or agemmer@marysvillewa.gov if you have any questions.

Sincerely,

Angela Gemmer

Angela Gemmer, Senior Planner

CC: Chris Holland, Planning Manager



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office • PO Box 330316 • Shoreline, Washington 98133-9716 • (206) 594-0000
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

October 6, 2021

Angela Gemmer, Senior Planner
Community Development Department
City of Marysville
80 Columbia Ave
Marysville, WA 98270

**Re: Planned Residential Development Subdivision – Marysville 10 Degrees
File# PA 21-039, Ecology SEPA# 202105140**

Dear Angela Gemmer:

Thank you for the opportunity to provide comments pertaining to the State Environmental Policy Act (SEPA) consultation request/notice of application for the Marysville 10 Degrees project. Based on review of the checklist associated with this project, the Department of Ecology (Ecology) has the following comments:

Under RCW 90.03.350, a Dam Safety construction permit is required for those dams or ponds which can impound a volume of 10 acre-feet or more of water or other liquids above ground level. The Marysville 10 Degrees development references the construction of infiltration facilities as part of this project, if the facilities includes a pond or ponds that can equal or exceed the above referenced criteria, you will need to apply for a dam construction permit. To determine if a Dam Safety construction permit is required for your project, the applicant must submit a set of construction plans to:

WA Department of Ecology
Dam Safety Office
P.O. Box 47600
Olympia, WA 98504-7600

Thank you for considering these comments from Ecology. For more information, please contact Charlotte Lattimore at charlotte.lattimore@ecy.wa.gov or (360) 407-6066.

Sincerely,

A handwritten signature in blue ink that reads "Katelynn Piazza".

Katelynn Piazza
SEPA Coordinator

Sent by email: Angela Gemmer, agemmer@marysvillewa.gov

ecc: Charlotte Lattimore, Ecology



REQUEST FOR REVIEW

Community Development Department • 80 Columbia Avenue • Marysville, WA 98270
 (360) 363-8100 • (360) 651-5099 FAX • Office Hours: Mon - Fri 7:30 AM - 4:00 PM

PROJECT INFORMATION									
File Number	PA21-039			Date Sent	9/22/21	Please Return by	10/6/21		
Project Title	Marysville 10 Degrees			Related File Number(s)	PREA20-032 - Montessa Townhomes				
Project Description	SEPA review, PRD Subdivision Approval, and a concurrent Rezone in order to subdivide a 45.99 acre property (acreage after anticipated BLA) into 335-lots. Project will consist of 170 townhouse units and 165 detached single family units; each unit will be on an individual lot. Approx. 6.69 acres to be rezoned from CB to R-12.								
BACKGROUND SUMMARY									
Applicant	Pulte Group								
Location	2703 156 th Street NE			APNs	31052900303200 & 31052900303100				
Acreage (SF)	45.99 acres (after proposed BLA - to be submitted)			Section	29	Township	31	Range	05
Comprehensive Plan	R-12 & CB	Zoning	R-12 & CB	Shoreline Environment			N/A		
REVIEWING AGENCIES									
Marysville	Local Agencies & Districts		State & Federal		County		Other		
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input checked="" type="checkbox"/> LD (S. Whitney) <input checked="" type="checkbox"/> LD (Eng. Svc. Mgr.) <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> PW - Operations <input checked="" type="checkbox"/> PW - Water Res. <input checked="" type="checkbox"/> PW - Sanitation <input type="checkbox"/> PW - Streets <input checked="" type="checkbox"/> PW - Engineering (Jeff Laycock) <input checked="" type="checkbox"/> PW - Traffic Eng. (Jesse Hannahs)	<input checked="" type="checkbox"/> Arlington (city) <input checked="" type="checkbox"/> Arlington Airport <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input checked="" type="checkbox"/> Frontier <input type="checkbox"/> Lake Stevens (city) <input type="checkbox"/> Lake Stevens SD 4 <input checked="" type="checkbox"/> Lakewood SD 306 <input type="checkbox"/> Marysville SD 25 <input checked="" type="checkbox"/> PUD No. 1 (electric) <input type="checkbox"/> PUD No. 1 (water)		<input checked="" type="checkbox"/> US Army Corps of Engineers <input checked="" type="checkbox"/> BNSF <input checked="" type="checkbox"/> DAHP <input type="checkbox"/> DOE (Bellevue) <input checked="" type="checkbox"/> DOE (Olympia - Env. Review) <input checked="" type="checkbox"/> DOE (SEPA - Greta Stough) <input type="checkbox"/> DOE (Shorelands - G. Tallent) <input checked="" type="checkbox"/> WDFW <input checked="" type="checkbox"/> WSDOT <input type="checkbox"/> WUTC		<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input checked="" type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works		<input type="checkbox"/> Olympic Pipeline <input type="checkbox"/> Puget Sound Energy <input checked="" type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Tulalip Tribes		
PROJECT MANAGER									
Name Angela Gemmer Title Senior Planner Phone 360.363.8240 E-mail agemmer@marysvillewa.gov									

The City of Marysville Community Development Department is reviewing this application and encourages other affected agencies, departments, community groups and municipalities to respond. Your comments will assist the City's evaluation of this application. Furthermore, you will become a Party of Record to this case if you submit a response with your name and address. We highly recommend that you send your comments on letterhead. Without a full name and address, you will not be considered a Party of Record. You may e-mail, fax or send via regular mail your comments to this project manager listed above.

If you have no comments, please check the box below, sign and return this form to the project manager.

NO COMMENTS **Signature:** **Date:** 10-1-21
 ATTACHED **Title:** Ecologist **Agency:** Tulalip Tribes



Marysville Fire District

YOUR RISK PREVENTION TEAM
1094 Cedar Avenue, Marysville WA 98270

Phone (360) 363-8500
Fax (360) 659-1382

To: Angela Gemmer, Senior Planner
From: David VanBeek, Assistant Fire Marshal
Date: October 1, 2021
Subject: PA21-039 Marysville 10 Degrees Townhomes 2703 156th St NE

I have completed a review of the plans for this project proposing development of a 46-acre site for 335 lots, with 170 units/lots in townhouses (36 buildings), and 165 detached SF homes on the remaining lots. Plans show townhouse buildings along the perimeter roads, and SF homes along the interior roads and drives/alleys.

Plans show access into the site from the east by a single roadway 19th Ave NE connection to existing 30th Ave NE. Fire sprinklers are required in all homes due to the single access. Plans show 19th Ave NE dead-ends at the north end, with a roundabout turnaround provided. Plans show possible future connection at the north end of the site to future roadways.

Utility plans show proposed water mains and fire hydrant locations. Hydrant spacing appears deficient, with maximum spacing of 300' allowed for the townhome areas. Maximum 600' hydrant spacing is allowed for SF homes, so that all SF homes should be no further than 300' from a hydrant, including alley homes. Additional fire hydrants are required to meet the maximum spacing.

No information about available fire flow is provided for the fire hydrants near this site. Minimum 1,500 gpm fire flow is required from hydrants.

Additional comments related to fire code compliance for this project are noted below:

1. The project shall comply with the current fire code requirements (2018 IFC) including WA State and local City of Marysville amendments to the fire code. Any fire code required construction permits (IFC section 105.7) are obtained through Marysville Community Development at 80 Columbia Avenue.
2. 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.
3. 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. Check with the city Public Works Dept. for water system information.
4. The minimum required fire flow for hydrants protecting MF buildings is 1,500 gpm.
5. The minimum required fire flow for hydrants protecting SF homes is 1,000 gpm.
6. Fire hydrants shall be provided in approved locations. Fire hydrants on approved water main extensions are required within the site for this development. Provide water main extensions with hydrants along the new roadways at all road intersections, and in additional locations as needed to achieve maximum spacing allowed.
7. Fire hydrants with approved water supply must be in service prior to building construction.

We Care About You!

8. 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.
9. Future townhomes to be constructed will require 13-D residential fire sprinkler installations.
10. Where 13-D residential fire sprinklers are required the developer should install a water service per Standard Plan 2-090-001 Full ¾” 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 ¾” water meter will suffice then all that is required is to install two reducer bushings with the ¾” water meter. A single service tap should be used where sprinklers are required, not a double service installation.
11. The single external access proposed for the development does not meet municipal code requirement for two separate access roads for developments exceeding 30 dwellings:
MMC 9.04.503.1.5 Section 503.1.5 – One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved, unobstructed fire apparatus access roads and shall be placed a distance apart equal to not less than one half of the length of maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Exceptions: 1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 access from two directions shall not be required. 2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.
Sprinklers shall be provided in all homes to use exception 1, and future access road connections must be provided concurrently with this development to use exception 2.
12. The internal access planned appears adequate for fire apparatus. Access by 20’ alleys and 28’ wide roadways (50’ ROW) is shown on the plan. Minimum 20 feet wide fire apparatus access roads are required- with minimum 26 feet wide fire apparatus access required in the immediate vicinity of any building more than 30 feet in height for ladder truck operations, and within 20 feet on both sides of fire hydrants.
13. Recommend the roadways be posted “NO PARKING” where needed to maintain unobstructed emergency access.
14. An adequate access route for fire apparatus must be in service prior to any building construction.
15. Access for firefighting operations along all sides of all buildings is required. A minimum 10’ wide access is required for MF buildings, and 5’ for SF homes.
16. All parts of building exteriors should be accessible for firefighting by an approved route around the building, and be within 150’ of a fire apparatus access roadway (within 200’ allowed for sprinklered buildings).

We Care About You!



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Angela Gemmer, Senior Planner

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

DATE: October 6th, 2021

SUBJECT: Marysville 10 Degrees PRD/Plat, 21-039

Public Works Operations has reviewed the Marysville 10 Degrees PRD submittal and has the following comments:

1. All dead end lines require at a minimum a 2" blow off assembly per Design and Construction standards 2-120-001 and 2-120-002;
2. No water details shown.

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



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Angela Gemmer, Senior Planner

FROM: Tom Kukitz, Development Services Technician

DATE: October 6, 2021

SUBJECT: PA21-039, Marysville 10 Degree, 2703 156th Street NE

APN: 31052900303200 & 31052900303100

Misc.

For utility record drawings, visit our website at www.marysvillewa.gov/295/GISMaps then click "Online Maps" in the center of the screen, then use the "Marysville WA Utilities" map to determine asbuilt drawing numbers from the pop-up window by clicking on the asset, then contact the GIS Division at cchang@marysvillewa.gov to request drawings via email.

For water pressure and fire flow, contact Kim Bryant at 360-363-8163 or kbryant@marysvillewa.gov.

Submit civil plans to the Engineering Division for review. Contact swhitney@marysvillewa.gov or ksimon@marysvillewa.gov for submittal instructions.

Utility Capital Improvement Fees

Capital utility fees for the proposed water meter 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

Utility main fees are not applicable to this project.

ULID/LID Fees

No ULID fees are applicable to this project.

No LID fee is applicable to this project.

Existing Well/Septic

Snohomish Health District records do not identify existing septic facilities at the site. WA State Dept. of Ecology (DoE) records identify existing well logs for the site. All well logs show wells registered with DoE have been decommissioned.

Comments:

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



UTILITY CAPITAL IMPROVEMENT CHARGES - 2021

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
WASHINGTON

PUBLIC WORKS DEPARTMENT
80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX

MEMORANDUM

To: Angela Gemmer, Senior Planner

From: Shane Whitney, Civil Plan Reviewer

RE: Marysville 10 Degrees, File# PA21-039
335 Unit PRD
2703 156th Street NE & Parcel #'s 31052900303100 & 3102900303200

Date: 10/14/2021

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

1. **Existing utilities:**

- a. Sanitary sewer: The sewer within 156th Street that will need to be tied into is shown on record drawing S726.
 - b. Water: The waterline within 30th Ave. NE is shown on record drawing RD81. There is a current project that is extending 164th Street NE to this parcel and this project will be required to connect to that extension.
 - c. Storm: The stormdrain system within 30th Ave. NE is shown on record drawing RD81.
2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project. Sanitary sewer and water mains will be required to be installed within the right-of-way for all the new City streets. Storm drainage facilities shall be provided for the new City roads.
3. **Frontage Improvements:** Frontage improvements are required per MMC 12.02A.090 on all projects. Frontage improvements are described as curbs, gutters, and sidewalks; underground storm drainage facilities; patching the street from its preexisting edge to the new curb line; and overlayment of the existing public street to its centerline.
- a. 19th Ave NE arterial roadway (from 156th ST NE or 30th Ave NE to northern property line):
 - i. Cross-section shall consist of three lanes of traffic including two-way left turn lane with curb/gutter, landscape strip, multi-use path, sidewalk and street lighting.
 - ii. Full ROW shall be constructed.

- iii. 12' multi-use path shall be constructed along east side of roadway for full length of parcel and along 30th Ave. NE then connecting to 156th ST NE.
- iv. Landscape strip and 5' sidewalk should be installed on west/south side of 19th Ave NE from "Road C" to 30th Ave NE.
- v. Sidewalk is not desired/necessary on west side of 19th Ave NE from 169th PL NE to "Road C".
- vi. 19th Ave NE & 164th ST NE Roundabout:
 - 1. Roundabout shall be constructed as part of subject development.
 - 2. Geometric layout of roundabout shall be reviewed in much greater detail by City as portion of next review.
- vii. 19th Ave NE & 30th Ave NE Roundabout:
 - 1. Roundabout shall be constructed as part of subject development.
 - 2. Geometric layout of roundabout shall be reviewed in much greater detail by City as portion of next review.
- b. 164th ST NE:
 - i. Planned arterial roadway shall not be allowed to encroach onto Snohomish County Parks property or existing mobile home park property.
 - 1. Full ROW width of such roadways including multiuse path and roundabout shall be located upon development parcel and/or proposed parcel for Twin Lakes Landing phase 2.
 - ii. Cross-section shall consist of three lanes of traffic including two-way left turn lane with curb/gutter, landscape strip, multi-use path (north side), sidewalk (southside) and street lighting.
 - iii. Coordination is necessary between subject projects and Twin Lakes Landing Phase 2 to the east which shall be constructing 164th ST NE extension with development.
 - iv. 12' multi-trail shall be constructed on north side of 164th ST NE roadway through parcel.

4. Dedication Requirements:

- a. The new interior roadways will require a 50 foot dedication. This includes the eastern end of road F as well as Road I.
- b. The alley ways require a 20 foot dedication.
- c. 19th Ave. NE will have a varied dedication width.
- d. 164th Street dedication shall be wide enough to encompass the proposed roadway and sidewalks.

5. Access:

- a. No direct lot access is permitted to either 19th Ave or the future 164th Street as they will be arterials. No access was shown onto these arterials.
- b. Per EDDS 3-302, bullet 6: Where a property has frontage on more than one roadway, access will generally be limited to the lowest volume roadway where the impacts of a new access will be minimized.
- c. The minimum width of a residential driveway is 12-feet and the maximum is 26-feet. Curb cuts for driveways shall be limited to a 20 foot maximum.

- d. Per EDDS 3-302 bullet 5: A minimum corner clearance of 50 feet shall be maintained from the nearest edge of any access point to the edge of traveled way. When minimum corner clearances cannot be attained, the Engineer may require investigation to substantiate whether or not left turns should be prohibited into or out of the access point. See standard plan 3-301-001 dimension A.
 - e. The new roads shall be constructed to SP 3-218-001.
 - f. The alleys shall be situated and constructed in accordance with section 3-208 of the EDDS. Where they connect to a City street, they shall have a 20 foot radius.
6. **Drainage:** All projects in the city of Marysville must comply with requirements stipulated under the MMC 14.15.040 and 14.15.050.
- a. Stormwater drainage: The city has adopted the 2012 Ecology Manual as amended in 2014. Projects above the 5,000 square feet threshold must comply with requirements stipulated in Volume I, Chapter 2 of the Stormwater Management Manual for Western Washington. The following changes shall be made to the drainage report in the next submittal.
 - It appears the majority of the roadway runoff will be infiltrated with a pond, the report appears to model a trench. Unless it's for the trench adjacent to road E, then in that case I did not see where there was modeling for the pond.
 - There was no information about how much frontage area was planned to be bypassed. Without more information we don't know if what is planned to be bypassed can be allowed.
 - The runoff for 164th Street NE will need to be accounted for.
 - The mounding analysis that was provided showed that mounding would be into the infiltration pond. The allowance for having less than 5 feet of separation must show that the pond will still function. Please clarify if I misunderstood what was provided.
 - As we are coming into the wet season now, groundwater monitoring wells should be installed to ensure we have an accurate level for the seasonal watertable.
 - With the final design at time of civil plan submittal, a conveyance analysis will be required.
 - b. A geotechnical report was submitted. The geotech is to review the final construction plans.
 - c. The maximum allowed impervious surface coverage for the Zoning designation is 70%. Please clarify that the drainage report accounts for the lots being covered by 70% impervious coverage.

Standard Comments:

- 7. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.
- 8. 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.
- 9. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC. In the residential zones abrupt grade changes next to adjacent

parcels must be avoided, if retaining walls are constructed, they cannot exceed 4 feet in height and must be terraced.

10. The alleys should meet separation requirements from other intersections. For the interior roads of this development they need to have a 150 foot separation from intersections. An engineering variance would be required for anything less than that. The 150 feet is measured from centerline to centerline.
11. A right of way use permit for all work proposed within City right of way is required. Cost for the ROW permit is \$250.00. ROW permit fees must be paid before right of way permit issuance.
12. Engineering construction plan review fees will be due prior to release of approved civil construction plans.
Engineering construction plan review per MMC 22G.030.020:
Residential = \$250.00 per lot or unit (for duplex or condominium projects),
\$2000.00 minimum for first two reviews, \$120.00/hour for each subsequent review.
Multiple residential/commercial/industrial = \$250.00 base fee + \$135.00 per hour.
13. Engineering construction inspection fees will be due prior to project final or building final whichever comes first.
Engineering construction inspection fees per MMC 22G.030.020:
Residential = \$250.00 per lot/unit (for duplex or condominium projects),
\$2000.00 minimum
Multiple residential/commercial/industrial = \$250.00 base fee + \$135.00 per hour.
Bond administration fee = \$20.00/lot or unit, with a minimum amount being \$250.00
14. **All civil construction plan submittals are to be routed directly to Shane Whitney, Civil Plan Reviewer.** The first *civil construction* plan submittal is to consist of 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 = 1 week
 - iv. Subsequent reviews repeat the above schedule.
15. 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 (360) 363-8227 or at swhitney@marysvillewa.gov.

cc: Ken McIntyre, PE, Development Services Manager



COMMUNITY DEVELOPMENT DEPARTMENT
80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX

MEMORANDUM

Date: September 30, 2021
To: Angela Gemmer, Senior Planner
From: John Dorcas, Building Official

Project name: Marysville 10 Degrees
Applicant: Pulte Group

PA21-039

Proposal: State Environmental Policy Act (SEPA) review, Planned Residential Development (PRD) Subdivision Approval, and a concurrent Rezone in order to subdivide a 45.99 acre property (acreage after anticipated boundary line adjustment) zoned R-12 Multi-family, Low Density (R-12) and Community Business (CB) into 335-lots. The project will consist of 170 townhouse units and 165 detached single family units; each unit will be on an individual lot. Approximately 6.69 acres of the site is proposed to be rezoned from Community Business (CB) to R-12 Multi-family, Low Density (R-12).
Address: 2703 156th Street NE

In response to your request for review of the above project, please note the following items, to be submitted. Prior to any type of grading site work, please submit a complete grading permit application with civil construction plans for review and approval. Please contact me to set up a plan submittal meeting or if there are any further questions in regards to these review comments.

- 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 in which would apply to this project.**
It is highly recommended, prior to plan submittal to contact our office a minimum of 5-7 working days to schedule and discuss your electronic plan submittal. Prior to accepting your application for completeness, the city will need to review your permit package for approval.
Note: In addition, you will need to submit one (1) complete set of architectural & structural building plans, including structural calculation, geotechnical report and 2018-WA State Energy Code forms and specifications, when applying for each specific building application, for this project.
NOTE: As of February 1, 2021, WA State and the City have adopted the 2018 International Codes. In addition, when submitting Building Plans with your application. All plans will be required to be submitted electronically as part of their 1st submittal process.
- 2. Demolition permit/s will be required for the removal of any existing structures.**
See our office for applications. Please include asbestos survey reports by a licensed testing agency.
- 3. Geotechnical soils report is required:**
This report is to be submitted to address the following general information on the site.
Such as: Soil classification type, surface & sub-surface conditions, drainage system to be installed, soil compaction requirements, type and size of foundation including placement location if on sloped ground, erosion control measures and final grading.
- 4. Applicant shall comply with the 2018 edition of the International Building Code, 2018 International Mechanical, Uniform Plumbing Codes and the current edition of the Washington State Energy Code and current Washington State Amendments.**
- 5. This structures will be classified as an either an “R-3” Townhome or “R-2” multi-family apartment under IBC standards. The design professional is to provide the following on the cover sheet of the submitted plans: Type of occupancy use, type of construction and all associate building code design standard information for the project.**

- Construction shall comply with Chapter 5-General Building Heights and Areas, Area Modifications under section 506 and for the type of occupancy provisions outlined throughout the IBC and State Codes.
- **In regards to the building plans for this project:**
These plans will need to be designed by both an architect and structural engineer, licensed by WA State for lateral and gravity provisions under IBC Chapter 16, “Structural Design Requirements”. The seismic zone criteria is to be established under the guidelines of the soils engineer and a Washington State architect and structural engineer. This includes all details are to be provided for all structural changes to the buildings while under construction.
- **Please provide a scaled floor plan with square footage of each room and all proposed areas.**
Any questions, please have your design professional contact me.
- **Please provide an “Exit study plan”. Per IBC, Chapter 10:**
Exit access travel is to be measured from the most remote point within a story to the entrance to an approved exit along the natural and unobstructed path of egress travel. In addition, all exits are to be clearly marked on the plans with the type of signage and door hardware proposed.
- **Provide the type of building materials and specific details purposed for each structure and the type of fire-resistance materials allowed under the current IBC Standards:**
This includes the type of fire-stopping materials and fire-resistant construction details, for used through-out the building. In addition, the firewalls and/or fire barriers details, fire-stopping materials, type of stairs and stair enclosures. Include which code section and if specific codes book the fire and sound wall assemblies have been designed.
(Note: Indicate which current Gypsum Manual and/or UL standards with file number.)
- **Provide specific details for the dwelling unit separation walls, floors, ceilings, laundry and/or storage areas are to be designed to a minimum of 1-Hour fire-resistant construction.**
- **The STC ratings of the sound transmission on walls, floors & ceilings are to be determined by IBC Chapter 12, section 1207 and the required assembly for the occupancy use.**
- **If necessary, the buildings shall be accessible to all areas to persons with physical disabilities; per IBC Chapter 11 this includes the Washington State Amendments and ICC A117.1.**
In addition, all door hardware shall be accessible type.
- **The townhomes or apartment buildings will be required to be protected by an automatic fire sprinkler. Monitored and alarm system, please verify this provision with Fire Dept.**
Please verify with Tom Maloney, Fire Marshal 360-363-8506 and David Van Beek, Asst. Fire Marshal 360-363-8508. NOTE: The location of the sprinkler riser room will be required to be shown on the building plans. This should be located on an exterior wall for Fire dept. access.
- **The site will require accessible parking stalls per Table 1106.1-F and section 1106.1 of the Washington State Amendments.**
Stalls are to be located on the shortest possible accessible route of travel to an accessible entrance.
- **All mechanical equipment shall be screened from public view under MMC 2642.**
Please show how this will be achieved on your building plan, elevation submittal.
- **Cross-connection devices required on the water supply & fire sprinkler systems are to comply with MMC Title 14, Chapter 14.10 provisions. Backflow devices are to be tested by an independent third party testing agency.**
- **All Electrical installations are to be permitted, inspected and approved through the City. The current code is NEC 2020, with WCEC Amendments.**
Contact Electrical Inspections at 360-363-8100, for further information.

- **Electronic Deferred Submittals applications, under IBC section 107.3.4.2: Prior to any deferred plan review packages being submitted the following requirements shall be completed:**
 1. The *registered design professional* in charge of the project shall review and stamped each set of plans and specifications approved.
 2. The *registered design professional* in charge of the project shall provide a letter stating that the plans and specifications have been reviewed and that package is general conformance with the design of the building.
 3. The *registered design professional in responsible charge* shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.
 4. The deferred submittal items *shall not be installed* until the deferred submittal documents have been *approved* by the *building official*.

- **Special Inspection may be required under IBC Chapter 17 Structural Tests and Inspections.**

The list of the type of inspections will be indicated in each plan review letter and/or by the architect/engineer of record. Owner to specify the registered special inspection agency prior to permit issuance.

- **Preliminary plan check and building permit fees can be estimated if requested once we receive a total square footage of all areas or and estimated valuation by your design team.**

- **Each structure is to provide Premise identification: Address to be posted visible for the street with min. 6-inch contrasting numbers per IBC 501.2.**

- **Once the city receives a complete building application, estimated plan review turnaround times will be approximately 6-8-weeks for first time comments.**

We look forward to your project coming to our City!

If I may be of any further assistance, feel free to contact me at 360-363-8209 or jdorcas@marysvillewa.gov during office hours 7:30 am – 4:00 pm, Monday through Friday.



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Angela Gemmer, Senior Planner

FROM: Brooke Ensor, NPDES Coordinator

DATE: 10/4/2021

SUBJECT: PA21-039 Marysville 10 Degrees

1. The City has adopted the 2012 Stormwater Management Manual for Western Washington, as amended in 2014 (2014 Manual), as our design standard. All projects must conform to these standards and use Low Impact Development techniques when feasible.
2. If your project triggers Minimum Requirement #6 Runoff Treatment, please refer to Marysville Municipal Code section 14.15.050 for treatment type thresholds.
3. Surface Water capital improvement charges will apply to your project. Refer to code section 14.07.010 for more information.
4. In this PRD configuration the facilities built to satisfy minimum requirements #6 Runoff Treatment and #7 Flow Control, on the combined open space/ stormwater tracts will be dedicated to the HOA. The City will receive an easement to maintain the stormwater infrastructure. The HOA will be responsible for maintaining landscaping and any park amenities on the lots.

If the large infiltration pond does not have any open space or park amenities the tract can be dedicated to the City, with the HOA receiving an easement for exterior landscaping. This policy may be modified depending on facility design.

Infiltration trenches for individual units to satisfy minimum requirement 5 should be dedicated to private ownership or the HOA.

Stormwater tracts should be separated from NGPA tracts.

5. City requirements do not negate any other state or federal requirements that may apply.
6. A small area of the existing infiltration trench in 30th Ave NE will be impacted by the construction of a roundabout. The impacted area must be restored or modified so the road still meets treatment and flow control standards without causing flooding.

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7. The 19th Ave and 164th St round about and associated retaining wall cannot obstruct flow in the existing ditch system. Existing culvert ends need to be assessed for stability. A new culvert might be needed.
8. The access points for the stormwater pond facilities need to be designated. Access should allow for ease of maintenance at inlet and outlet/overflow structures. Please verify the number of access points that will be allowed off of the new arterial with Planning and Development Services. Landscaping may need to be adjusted to ensure structures are vector accessible.
9. The plans show an existing pipe or ditch line that runs from TR 987 at a diagonal through the site. This flow path isn't discussed in the downstream analysis but a bypass has been put in place. Please add a description of this system to the drainage report.
10. Can the last leg of the stormwater bypass that discharges into wetland W, on TR 975 be removed? That last structure is inaccessible.
11. Many of these lots are adjacent to wetlands. Do these lots need wall footing drains or French drains to bypass wetland overflow or ground water from the wetlands?
12. A geotech will need to verify that imported soils meet the design criteria for the infiltration facilities. The infiltration rates of the fill, on top of the native soil, should be evaluated (Engineering Design and Development standards, Chapter 4, Section 4-040, G. Special Provisions for Fill Use). Soil evaluations should be completed at each infiltration trench location as fill soils could vary across the site.

If you have questions regarding these comments, please contact me at 360-363-8288 or bensor@marysvillewa.gov.

cc: Matt Eyer, Storm/Sewer Supervisor



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Angela Gemmer – Senior Planner

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

DATE: October 14, 2021

SUBJECT: PA 21-039 – Marysville 10 Degrees

I have reviewed the Site Plan for the proposed Marysville 10 Degrees Project west of Twin Lakes Blvd. and north of 156th ST NE and have the following comments:

- 1) Traffic impact fees will be required from the City and depending on trip generation/distribution, may be required from the County and State.
- 2) A Traffic Impact Analysis (TIA) will be required.
 - a. This would include, for City approval, development of trip generation/distribution followed after City review/approval by identification of impacts and, where required, mitigation approaches.
 - b. TIA should follow City guidelines to be provided.
 1. For Horizon Year Analysis, with planned roadway network and 156th ST NE Interchange construction assumed complete, existing traffic may be assumed to divert from 172nd ST NE east of 19th Ave NE (designation of 172nd St NE Interchange and south), south through Lakewood Neighborhood arterial roadways to 156th ST NE Interchange and south at rate of 25% diversion.
 - a. TIA shall account for re-distribution of traffic to show that LOS standards are met
 - Or,
 - b. Propose mitigation measure for the intersection of 172nd ST NE & 27th Ave NE to avert LOS F failure during Saturday peak.
 - c. Trip Distribution shall follow representations to be provided for neighboring areas developed based upon Comprehensive Plan Traffic Model to be provided.
 - d. TIA shall include full development of contiguous parcels including estimate of trip generation for commercially zoned portion of property.
 - i. TIA must include commercial development of southern portion of property.
- 3) Per EDDS 3-506, street lighting will be required.
 - a. Street Lighting upon all arterial roadways within Lakewood sub-area shall including City owned decorative street lighting to match installations within the vicinity.

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- i. This requirement shall include 19th Ave NE and 164th ST NE.
 - ii. Product shall be Lumec Renaissance series per City requirements.
 - iii. Contact myself at jhannahs@marysvillewa.gov for City specs, details, sample plans, etc.
 - iv. Full street lighting plans shall be required as part of civil construction plans including all design elements required of public agency owned street lighting design.
 - b. Street Lighting upon public residential streets shall be PUD installed fiberglass pole installation type street lighting.
 - i. Street shall be designed as collector arterial utilizing 100 watt equivalent LED fixtures.
 - ii. Spacing of fixtures should be approximately 180'-220'.
 - iii. As part of civil construction approval proposed PUD street lighting locations shall be provided by the City for incorporation into PUD site electrical plans.
 - iv. Contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or wehaugen@snopud.com for more information regarding PUD street lighting.
- 4) Arterial roadway frontages shall be constructed including curb, gutter, sidewalk, landscape strip, street lighting, etc.
 - a. 19th Ave NE arterial roadway (from 156th ST NE or 30th Ave NE to northern property line):
 - i. Cross-section shall consist of three lanes of traffic including two-way left turn lane with curb/gutter, landscape strip, multi-use path, sidewalk and street lighting.
 - ii. Full ROW shall be constructed.
 - iii. 12' multi-use path shall be constructed along east side of roadway for full length of parcel connecting to 156th ST NE.
 - iv. Landscape strip and 5' sidewalk should be installed on west/south side of 19th Ave NE from "Road C" to 30th Ave NE.
 - v. Sidewalk is not desired/necessary on west side of 19th Ave NE from 169th PL NE to "Road C".
 - vi. 19th Ave NE & 164th ST NE Roundabout:
 - 1. Roundabout shall be constructed as part of subject development.
 - 2. Geometric layout of roundabout shall be reviewed in much greater detail by City as portion of next review.
 - vii. 19th Ave NE & 30th Ave NE Roundabout:
 - 1. Roundabout shall be constructed as part of subject development.
 - 2. Geometric layout of roundabout shall be reviewed in much greater detail by City as portion of next review.
 - b. 164th ST NE:
 - i. Planned arterial roadway shall not be allowed to encroach onto Snohomish County Parks property or existing mobile home park property.
 - 1. Full ROW width of such roadways including multiuse path and roundabout shall be located upon development

parcel and/or proposed parcel for Twin Lakes Landing phase 2.

- ii. Cross-section shall consist of three lanes of traffic including two-way left turn lane with curb/gutter, landscape strip, multi-use path (north side), sidewalk (southside) and street lighting.
 - iii. Coordination is necessary between subject projects and Twin Lakes Landing Phase 2 to the east which shall be constructing 164th ST NE extension with development.
 - iv. 12' multi-trail shall be constructed on north side of 164th ST NE roadway through parcel.
- 5) Pavement marking and signing plan shall be required for proposed roadways as part of civil construction plans.
- a. Pavement markings:
 - i. Shall be performed to the extent feasible to provide for ultimate roadway layouts.
 - b. Signs:
 - i. Half streets will require no parking signs to be installed on both sides of roadway.
 - ii. Dead End signs shall be required upon necessary roadways.
 - iii. Street name signs shall be required at all intersection of public streets.
 - iv. Other signs likely to be required based upon roadway layout.
- 6) Sight distance analysis shall be required for new Road intersections with existing roadways.