



November 28, 2023

Land Pro Group, Inc.
Ryan Larsen
15015 20th Street NE, Ste. 202
Lake Stevens WA 98258

Re: Minor PRD – Pre-Application - PreA23-048
8512 E. Sunnyside School Road – APN(s) 00590700017600

Dear Ryan,

This letter is intended to summarize the Planning Divisions comments regarding the above referenced proposal. These comments are preliminary in nature and are based on the applicable development standards outlined in the Marysville Municipal Code (MMC) as of the date of this letter. Preliminary comments do not vest an applicant to the existing provisions of the MMC.

Development conditions will be based on the most current MMC provisions in effect at the time a *Determination of Completeness* has been issued on a formal land use application.

APPLICANT QUESTIONS

- Road Section – We assume no new frontage improvements along E. Sunnyside School Road?**
Please see comments from Engineering Services and Engineering Divisions for roadway improvement requirements.

PRE-APPLICATION PLANNING COMMENTS - *Detailed staff comments denoted in BOLD Italics*

- Based on the scope of the development, the applicant is seeking to construct a 26-unit planned residential development (PRD) and binding site plan (BSP). Therefore, the proposed project would be reviewed for compliance with [MMC 22G.080](#) and [MMC 22G.100](#).
- The project location is within the East Sunnyside Whiskey Ridge subarea and is subject to the standards in [MMC 22C.070](#).
- Based on the total number of detached single family units proposed, the project would not be subject to SEPA Review per [MMC 22E.030.090](#) (unless it is determined that any on-site critical areas are present).
- Please see [MMC 22G.030.020](#), the current permit processing fees are as follows*:

| | |
|---|------------------------------|
| Preliminary Binding Site Plan | \$4,012 + \$100 per unit/lot |
| Planned Residential Development (PRD) – 2.01 to 10 acre site | \$3,010 + \$50 per unit/lot |
| Critical Areas Review – 2.01 to 10 acre site | \$1,034 |
| Final BSP | \$1,254+ \$100 per unit/lot |

*Fees will be charged based on the fee schedule in effect at the time a complete application is accepted by the City. If a public hearing is required, associated fees will apply.

5. For the formal subdivision application, the following are needed:
 - [Land Use Application](#)
 - [Preliminary BSP Submittal Checklist](#)
6. The following supporting environmental documentation will be required to be submitted with your application:
 - Geotechnical soils report
 - Preliminary engineered Construction and Drainage plan
 - Preliminary engineered Drainage Report
 - Traffic Impact Analysis
 - Critical Areas Report
 - ***Based on a current violation on a neighboring parcel to the north, there may wetlands in close proximity to the proposed development. Wetland analysis is needed to demonstrate that the proposed development would not be environmentally detrimental.***
7. It is unclear what the areas hatched in red below are intended for. Please identify these on the formal application.



PRD / BSP REVIEW

8. The project site is currently zoned Whiskey Ridge, Medium Density Multifamily (WR-R-6-18). The proposed detached single family units are a permitted use in the WR-R-6-18 zone. The base density

for the WR R-6-18 zone is 6 du/acre and the maximum density is 18 du/acre, when utilizing [MMC 22C.090 Residential Density Incentives \(RDI\)](#).

- **Per the application material, seven (7) RDI units are proposed. Please demonstrate how the criteria of the above listed code section would be satisfied for the proposed bonus units.**
- **PLEASE NOTE that area to be dedicated for RDI, specifically 6(a) or (b), must not be double counted. Meaning open space area that is required per the PRD standards of MMC 22G.080.100 may not be used to achieve bonus density.**

9. The following bulk and dimensional standards apply for a PRD in the WR R-6-18 zone, as outlined in MMC 22G.080.080, *Modifications of development regulations*:

| | |
|---------------------------------|---|
| Minimum Street Setback | 10 ft. <i>Porches may extend as close as 7ft. from the street, sidewalk, right-of-way, or public/community improvement.</i> |
| Side Yard Setback | 5 ft. (10 ft. on corner lots) |
| Rear Yard Setback | 10 ft. |
| Base Height | 35 ft. <i>Height limits may be increased when portions of the structure which exceed the base height limit provide one additional foot of street and interior setback beyond the required setback for each foot above the base height limit; provided, that the maximum height may not exceed 60 feet.</i> |
| Max Impervious Surface % | 70% |
| Min Lot Area | 3,500 SF |
| Min Lot Width | 30 ft. |

10. Per [MMC 22G.080.100](#), a minimum of 15% of the net project area shall be established as open space. The same net project area calculation used for determining the project’s density shall be used for calculating required open space.

- Passive open space areas, as defined in MMC [22A.020.160](#), and critical areas and buffers, may be used to satisfy a maximum of 65% of the required open space.
- 35% of the required open space shall be active open space, as defined in MMC [22A.020.160](#), and as outlined in subsection (2) of this section.
- Details of the proposed open space amenities shall be included on the landscape plan.
- Trail segments that are being dedicated to the public, or connecting to a regional or city parks system trail, may be required to be increased in width or construction standard as determined by the parks, culture, and recreation director.
- ***The proposed open space is located on the north end of the project property. This location does not meet the requirement for open space to be centrally located, accessible and convenient to all residents, and does not abut a neighborhood street, as required. It appears that the majority of the tract is accessible only via E Sunnyside School Road. The open space tract will need to be relocated in a manner that is consistent with the afore mentioned standards.***

11. To determine density calculations per [MMC 22C.010.110 – 120](#), the net project area must be determined. “Net project area” means the gross project area minus:

(1) Floodplains;

(2) Nontransferable critical areas (e.g., stream channels) per MMC [22E.010.360](#);

(3) Utility easements 30 feet wide or greater;

(4) Publicly owned community facility land;

(5) Storm water detention facility tracts or easements (unless underground and usable for recreation). If stormwater detention areas are designed and constructed to meet low impact development standards, 50 percent of the area used for detention may be counted as net project area; and

(6) Right-of-way, private roads, access easements, and panhandles. As an alternative to an itemized deduction, the developer may elect to take a flat 20 percent deduction from the gross project area for right-of-way, private roads, access easements, and panhandles.

12. **It appears the** straight 20% deduction, as allowed by MMC 22A.020.150, is being utilized.
13. Per MMC 22G.090.560, the design and development of subdivisions shall attempt to preserve the topography of the site by selection and location of buildings which fit the natural slope of the land.
14. Per MMC [22D.050.030\(5\)](#), if retaining walls taller than 4 ft. are used, as measured from the average grade, and are visible from the street or adjacent property, they shall be terraced so that no individual segment is taller than 4 ft. Terraced walls shall be separated by a landscaping bed at least 2 ft. in width.

Alternative landscaping treatments may be considered, provided they reduce the bulk and scale of the retaining wall and enhance the streetscape or transition between properties.

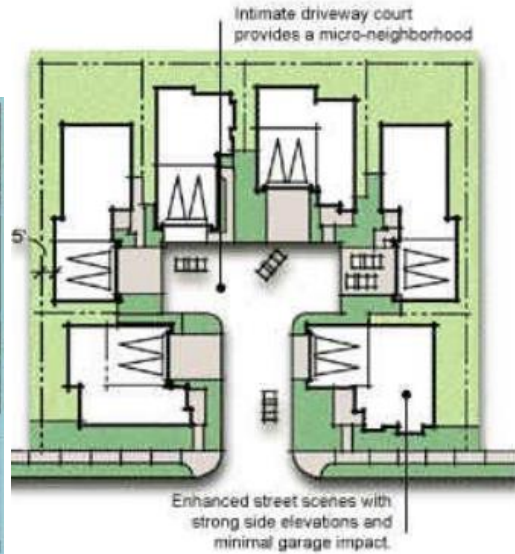
15. A preliminary landscape plan shall be submitted with the subdivision application that includes preservation of existing trees, recreational elements and landscaping pursuant to the design standards outlined in [MMC 22G.090.570](#). Additionally, the following landscape elements apply:
 - See the plan submittal requirements outlined in [MMC 22C.120.030](#).
 - See the water conservation standards outlined in [MMC 22C.120.050](#).
 - See the street tree requirements outlined in [MMC 22G.090.570\(1\)](#).
 - See the soil amendment requirements outlined in [MMC 22C.120.170](#).
 - If applicable, required landscaping plans must be consistent with the critical areas management outlined in [MMC 22E.010](#).
 - All planter strips shall be landscaped with street trees and sod.
 - All landscape areas and plants must be permanently maintained in healthy growing condition in order to accomplish the purpose for which it was required. Landscaping maintenance security in the form of a bond, assignment of funds or irrevocable letter of credit, in an amount equal to the cost of landscape work (materials and labor) will be required to be submitted (See [MMC 22C.120.060](#) and [22G.040.040\(2\)](#)). The 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 determined. The security will be required to be on forms provided by the Community Development Department, and will be required to be submitted prior to a Certificate of Occupancy being granted.

- Per MMC 22G.090.570(2), Significant trees, which include evergreen trees eight inches in diameter or greater and/or deciduous trees 12 inches in diameter or greater measured four and one-half feet above grade, shall be retained as follows:
 - (a) Perimeter landscaped areas that do not constitute a safety hazard shall be retained.
 - (b) At the discretion of the community development director, the applicant shall be required to hire a certified arborist to evaluate trees proposed for retention, including those located within NGPA tracts (specifically along the fringes) or other areas as identified. The arborist shall make a written recommendation to the community development department with regard to the treatment of the treed area. In the event of an immediate hazard, this requirement shall be waived.
 - (c) To provide the best protection for significant trees 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 dripline of any significant tree(s) to be retained. All such fencing shall be installed and inspected by the community development department prior to commencement of site work.
 - (d) At the discretion and approval of the community development director, where it is not feasible and/or desirable to retain the significant trees, the applicant may propose a planting plan on an alternative site or area, or payment into the city tree fund, that provides effective replacement of the functions and/or value lost through removal of the significant trees.
 - Per MMC 22C.120.120, stormwater facilities (excluding underground vaults) must provide a 5 ft. buffer of L5 screening and must comply with the following:
 - (a) All sides visible from a public right-of-way shall be screened;
 - (b) All sides located adjacent to a residentially zoned property shall be screened, unless it can be demonstrated that adequate screening exists;
 - (c) Screening shall be consistent with the Marysville administrative landscaping guidelines; and
 - (d) Dual use retention/detention facilities designed with emphasis as a recreation area, not a storm water control structure, are exempt from the screening requirements
16. Lots that are 5,000 SF or less shall be required to comply with [MMC 22C.010.310 *Small lot single-family dwelling development standards*](#).
17. The applicant is required to demonstrate compliance with the PRD Decision Criteria, outlined in [MMC 22G.080.050\(2\)](#):
- Consistency with Applicable Plans and Laws. The development will comply with all applicable provisions of state law, the Marysville Municipal Code, comprehensive plan, and any applicable subarea plan(s).
 - Quality Design. The development shall include high quality architectural design and well-conceived placement of development elements including the relationship or orientation of structures
 - Design Criteria. Design of the proposed development shall achieve two or more of the following results above the minimum requirements of this title and Chapters 22G.090 and 22G.100 MMC; provided, that such design elements may also be used to qualify for residential density incentives as provided in Chapter 22C.090 MMC:
 - i. Improving circulation patterns or the screening of parking facilities;

- ii. Minimizing the use of impervious surfacing materials;
 - iii. Increasing open space or recreational facilities on site;
 - iv. Landscaping, buffering, or screening in or around the proposed PRD;
 - v. Providing public facilities;
 - vi. Preserving, enhancing, or rehabilitating natural features of the subject property such as significant woodlands, wildlife habitats or streams;
 - vii. Incorporating energy-efficient site design or building features;
 - viii. Incorporating a historic structure(s) or a historic landmark in such a manner as preserves it's historic integrity and encourages adaptive reuse.
- . Public Facilities. The PRD shall be served by adequate public facilities including streets, bicycle and pedestrian facilities, fire protection, water, storm water control, sanitary sewer, and parks and recreation facilities.
 - . When PRDs are located within or adjacent to single-family residential zones and are, or may be, surrounded by traditional development with detached dwelling units, PRDs shall be designed and developed to be consistent with a single-family residential environment. If attached dwellings and multiple-family dwellings are part of the PRD they will be dispersed throughout the project to create an integrated mix of housing types
 - . Perimeter Design. The perimeter of the PRD shall be compatible in design, character, and appearance with the existing or intended character of development adjacent to the subject property and with the physical characteristics of the subject property
 - . Open Space and Recreation. Open space and recreation facilities shall be provided and effectively integrated into the overall development of a PRD and surrounding uses.
 - . Streets, Sidewalks and Parking. Existing and proposed streets and sidewalks within a PRD shall be suitable and adequate to carry anticipated motorized and pedestrian traffic within the proposed project and in the vicinity of the subject property. A safe walking path to schools shall be provided if the development is within one-quarter mile of a school (measured via existing or proposed streets or pedestrian corridors) or if circumstances otherwise warrant. Adequate parking shall be provided to meet or exceed the requirements of the MMC.
 - . Landscaping. Landscaping shall be provided in 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 throughout the development and providing for shade and visual relief while maintaining a clear line of sight throughout the public and semi-public spaces.
 - . Maintenance Provisions. A means of maintaining all common areas, such as a homeowners' association, shall be established, and legal instruments shall be executed to provide maintenance funds and enforcement provisions.
18. The PRD Site Plan shall include all of the elements outlined in MMC [22G.080.060 Required elements of PRD site plans](#) and [MMC 22G.100.090\(3\)](#).
19. The autocourts proposed for lots 21-24, 1-5, and lot 12 (maybe this is supposed to be a panhandle lot?), do not meet the definition or intent and design standards of an autocourt and will not be permitted. An autocourt provides ingress and egress to clusters of dwellings; ends in a 'court' or courtyard area used for garage access and other activities; and is walled by

buildings on three sides. Autocourts shall not exceed 150 feet unless an acceptable emergency vehicle turnaround is provided. See examples of what meets the standards below.



20. Fences on individual lots abutting the open space area may be up to six feet tall only if the top two feet are constructed as an open-work fence.
21. Accessory dwelling units shall not be permitted for single-family detached dwelling units on lots less than 5,000 SF, and unless approved as part of the PRD site plan.
22. All necessary power lines, telephones wires, television cables, fire alarm systems and other communication wires, cables or lines shall be placed in underground location either by direct burial or by means of conduit or duct. All such underground installations or systems shall be approved by the appropriate utility company and shall adhere to all governing applicable regulations including, but not limited to, the applicable City and State regulations and specific requirements of the appropriate utility pursuant to [MMC 22G.090.710](#).
23. The following are the current impact fees, vesting and payment due dates:

| Impact Fee Type | Impact Fee Rate | Vesting | Payment Due |
|----------------------|-----------------------|----------------------|----------------------|
| Marysville Traffic | \$6,300 per lot/unit | Complete Application | Prior to recording |
| Marysville Parks | \$1,825 per lot/unit | BP Submittal | Prior to BP issuance |
| Lake Stevens Schools | \$11,434 per lot/unit | BP Submittal | Prior to BP issuance |

If you have any questions, please contact me at 360.363.8215 or by e-mail at ahess@marysvillewa.gov.

Respectfully,

Amy Hess

Senior Planner

e-copy: Chris Holland, Planning Manager



MARYSVILLE
WASHINGTON

PUBLIC WORKS DEPARTMENT
501 Delta Ave. ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX

MEMORANDUM

To: Amy Hess, Senior Planner

From: Shane Whitney, Civil Plan Reviewer

RE: Minor PRD, File# PREA23-048
26 Lot Subdivision
8512 E Sunnyside Blvd & Parcel # 00590700017600

Date: 11/29/2023

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

1. **Existing utilities:**
 - a. There are no record drawings for sewer or storm that front the property.
 - b. Water: The waterline within E Sunnyside Blvd is shown on record drawing WE-61.
2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project. The project will need to extend utilities within the new City roadway. We may need to tap into the water main within E Sunnyside Blvd for water looping purposes.
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. Any requirements for improvements along E Sunnyside Blvd will be provided by the Traffic Engineer.
4. **Dedication Requirements:**
 - a. The internal roadway will need to dedicate a 50 foot right-of-way, as is currently shown.
 - b. Should right-of-way need to be dedicated on E Sunnyside Blvd, that also will tie in with comments from the Traffic Engineer.
 - c. If the project coordinates with the adjacent project on construction of 85th Ave. NE a 25 foot dedication would be needed. If this project goes first, a minimum of 30 feet of dedication would be necessary.
5. **Access:**
 - a. No access shall be given to E Sunnyside Blvd, none is shown.

- b. The minimum width of a residential driveway is 12-feet and the maximum is 26-feet. Curb cuts shall be limited to a 20 foot maximum.
 - c. The new roads shall be constructed to SP 3-202-002.
 - d. Auto courts are permitted in a PRD. The auto court is to be built per the private road profile, SP 3-202-004, with decorative concrete or stamped asphalt. They shall serve 6 lots maximum.
 - e. The end of the road will need to be changed, this will require a temporary cul-de-sac.
 - f. At this time it is going to be a requirement to construct 85th Ave NE along the western portion of the property. This project will need to construct their half of 85th Ave NE.
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 2019 Ecology Manual, the project as proposed will need to be compliant with minimum requirements 1 – 9.
 - b. A geotechnical report will be required. Should infiltration methods be proposed and less than 5 feet of separation exists to the seasonal high water table, a mounding analysis will be required. The mounding analysis shall be performed with data collected during a wet season review.
 - c. The project is being proposed as a PRD, as such the drainage report shall account for 70% lot 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. Should this project be constructed prior to the one lying to the west, we'll need to ensure where the future ADA ramps will be placed that the design of the curbing and sidewalks are at an elevation that will facilitate coming back to install them at the future intersection with 85th Ave.
- 10. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.
- 11. A right of way use permit for all work proposed within City right of way is required. Cost for the ROW permit is \$648.00. ROW permit fees must be paid before right of way permit issuance.
- 12. The applicant is responsible for identifying any existing well or septic systems on site or on adjacent properties. If there are any existing septic systems on site they need to be decommissioned based on the Snohomish Health District standards. If there are any wells on site they need to be decommissioned based on Department of Ecology standards.

13. 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:

\$976 plus a \$2000 deposit are due for submittal of the grading permit.

Review fee of \$130 per hour will be charged against the deposit.

14. 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:

Inspection is charged at \$130 per hour with a \$2500 deposit required.

15. **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 completed grading permit application, 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 = 3 weeks

iv. Subsequent reviews will be 3 weeks.

16. 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 swhitney@marysvillewa.gov or at (360) 363-8227.

cc: Josh King, PE, Development Services Manager



MEMORANDUM

TO: Amy Hess – Senior Planner

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

DATE: November 30, 2023 (revised December 8, 2023)

SUBJECT: PREA 23-048 – Minor PRD

I have reviewed the Pre-application for the proposed Green Huswick PRD at the 8512 E. Sunnyside School RD 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.
 - i. Single family homes Trip Generation shall be 1 PM peak Hour trip per unit consistent with development of Traffic Impact Fee (TIF) calculations.
 - c. Trip Distribution shall be per Comprehensive Plan model with Distributions provided and attached.
- 3) Undergrounding of existing overhead utilities along frontage of E Sunnyside School RD shall be required.
- 4) Frontage improvements shall NOT be required upon E. Sunnyside School RD frontage, however ROW dedication shall be required to provide for full existing roadway and utilities to be located with ROW.
 - a. E. Sunnyside School RD shall in the future be modified into a multi-use trail.
- 5) Public residential streets:
 - a. All public streets shall meet EDDS standards including providing for curb/gutter/landscape strip/sidewalk.
 - b. 85th Ave NE extension:
 - i. 85th Ave NE residential street, to provide for cohesive layout consistent with adjacent developments, shall be constructed as half street improvement along western property line.
 - ii. Coordination with adjacent property(s) development plan layout is strongly encouraged.
- 6) Per EDDS 3-506, street lighting will be required.
 - a. Street Lighting upon 44th ST NE, 83rd Ave NE and within residential area shall be PUD installed fiberglass pole installation type street lighting.

- b. New residential streets shall be designed as neighborhood collector/residential utilizing 100 watt equivalent LED fixtures.
 - c. Spacing of fixtures should be approximately 180'-220'.
 - d. 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.
 - e. Contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or for more information regarding PUD design.
- 7) A signing plan shall be required as part of civil construction plans.



Marysville Fire District

YOUR RISK PREVENTION TEAM
1094 Cedar Avenue, Marysville WA 98270

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

To: Ryan Larsen, Land Pro Group Inc.
From: Don McGhee, Assistant Fire Marshal
Date: November 20, 2023
Subject: PreA23-048 8512 E Sunnyside School Rd Minor PRD

I have completed a review of the plans for this project proposing development of a 4-acre site for a 26 lot PRD. Fire sprinklers will be required in all homes due to second access not meeting the minimum separation distance as noted below #12.

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

1. The project shall comply with current fire code requirements (2018 IFC) including WA State and local City of Marysville amendments to the fire code, city design standards, and applicable NFPA standards, including IFC Chapter 33 and NFPA 241 construction codes.
2. Any fire code required construction permits (IFC section 105.7) are obtained through Marysville Community Development at 501 Delta Avenue.
3. 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.
4. It is the developer's responsibility to see that adequate water for fire protection is attainable. Check with the city Public Works Dept. for water system information.
5. Maximum hydrant spacing for the proposed use is 600' apart.
6. An adequate access route for fire apparatus must be in service prior to any building construction.
7. All Autocourts will require signage on both sides stating "Fire Lane No Parking" this will need to be noted on the civil plans for approval.
8. Access for firefighting operations along all sides of all buildings is required. A minimum 5' wide side access and 10' wide rear access is needed for SF dwellings. All parts of building exteriors should be accessible for firefighting by an approved route around the building, and be within 150 feet of a minimum 20' wide fire apparatus access.
9. The city address committee will determine road names and address numbers for the lots
10. Future homes to be constructed may require residential fire sprinkler installation for a number of reasons, including: If a home is three or more stories tall, exceeds 3,600 SF fire area, the distance from a public ROW to the furthest part of a home exceeds 200', deficient access to any part of a home, lack of hydrants, or if the fire flow from hydrants does not meet fire code requirements.

We Care About You!

11. Where residential fire sprinklers may be 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.

12. RESIDENTIAL DEVELOPMENTS

D107.1 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 two separate and approved fire apparatus access roads.

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.

D107.2 Remoteness.

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

November 20, 2023

Amy Hess
City of Marysville
80 Columbia Avenue
Marysville, WA 98270

Dear Ms. Hess:

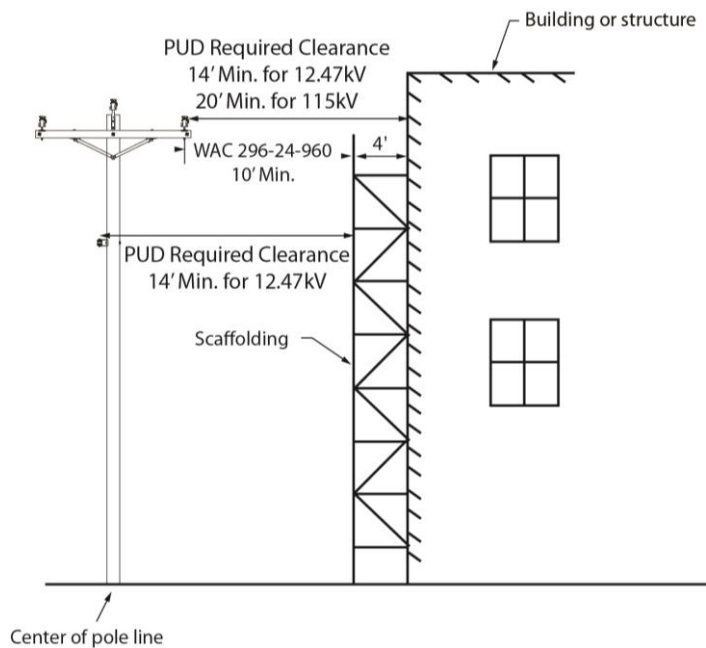
Reference: PreA23 048 Minor PRD

District DR Number: 23-10-805

The District presently has enough electric system capacity to serve the proposed development. However, the existing District facilities in the local area may require upgrading. Cost of any work, new or upgrade, to existing facilities that is required to connect this proposed development to the District electric system shall be in accordance with the applicable District policy. The developer will be required to supply the District with suitable locations/easements upon its property for any electrical facilities that must be installed to serve the proposed development. It is unlikely that easements will be granted on District-owned property, or consents granted within District transmission line corridors.

Please be advised that per WAC 296-24-960 the minimum worker safety clearance from any District distribution conductor is 10 feet. **Therefore, the District requires a minimum 14-foot clearance from any structure to accommodate workers, scaffolding and ladders. Minimum worker safety clearance from 115kV transmission wires is 20 feet.**

An underground conversion is required for this project at the developer's expense. Any relocation, removal or undergrounding of District facilities to accommodate this project and the worker safety clearances shall be at the expense of the project developer and must be coordinated with the PUD in advance of final design.



Please include any required utility work in the scope of all applicable land use/development/stormwater permits.

The District policy requires the developer to provide a minimum 10-foot easement for underground electrical facilities that must be installed to serve the proposed development. In addition, the developer must maintain an 8-foot clearance between transformers and a 10-foot clearance between switch cabinets and any building/structures upon its property. Additional clearances may be required depending on the equipment in the area and accessibility of the equipment.

Please contact the District prior to design of the proposed project. For information about specific electric service requirements, please call the District's Plat Development team at (425) 783-8465.

Sincerely,

Mary Wicklund for

Mark Flury, Senior Manager
Transmission & Distribution System
Operations & Engineering

Cc: Ryan Larsen – rlarsen@landprogrp.com



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Amy Hess, Senior Planner

FROM: Brad Zahnow, Development Services Technician

DATE: November 21, 2023

SUBJECT: PreA23-048 Minor Planned Residential Development (PRD)
8512 E. Sunnyside School Road
APN: 00590700017600

Utility Capital Improvement Fees

Capital utility fees 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 currently applicable to this project. A proposed recovery contract associated with the newly constructed Densmore Sewer Lift Station, if approved, will likely apply to this project.

Utility Main Fees

No main fees are applicable to this project.

ULID/LID Fees

No ULID or LID fees are applicable to this project.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



**MARYSVILLE
PUBLIC WORKS**

UTILITY CAPITAL IMPROVEMENT CHARGES - 2023

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/ <u>rm</u> | \$2,099/ <u>rm</u> | \$1,717/ <u>rm</u> | \$1,870/ <u>rm</u> |
| 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 <u>gpm</u> | \$1.64 / square foot (<u>bldg</u>) | \$1.99 / square foot (<u>bldg</u>) |
| 2001 – 4000 <u>gpm</u> | \$2.40 / sf | \$2.87 / sf |
| 4001+ <u>gpm</u> | \$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 (<u>bldg</u>) | \$1.24 / square foot (<u>bldg</u>) |
| 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 |
|--|-----------------------|---|

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.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

Amy Hess

From: SPW-Contact.pwCMS <Contact.pwCMS@snoco.org>
Sent: Thursday, November 30, 2023 6:36 PM
To: Amy Hess
Subject: [External!] RE: Request for Review - Minor Planned Residential Development Pre-application (PreA23-048)
Attachments: Generic Offer Form for All Developments Inside Cities.pdf

[CAUTION:] This email originated from outside the City of Marysville. **Do not click links or open attachments** unless you recognize the sender and know the content is safe. Contact helpdesk if you have any concerns or questions.

Hi Amy,

The county received the city's request for review for PreA 23-048. If the development is subject to SEPA, then mitigation under the county/city interlocal agreement is required.

The applicant has two options for determining the development's proportionate share mitigation. The applicant may **(1)** prepare a comprehensive traffic study to determine the development's proportionate share impact to the county adopted capacity improvements or **(2)** the applicant may have its proportionate share impact mitigation based on its average impact to County facilities as described in exhibit 2 of the ILA.

- If option 1 is chosen, a comprehensive traffic study is needed consistent with the attached checklist.
- If option 2 is chosen, the mitigation can be calculated based on \$/new ADT impacting the county road system.

The county requests mitigation based on one of the two options identified above. A written offer is required for either option chosen. An offer form is attached for the applicant's use.

Thank you for the opportunity to review

Gurpreet Dhaliwal, P.E., PTOE | Engineer III
[Snohomish County Public Works](#) | Traffic Operations
3000 Rockefeller Avenue, M/S 607 | Everett, WA 98201
425-388-3870 | Gurpreet.Dhaliwal@snoco.org

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NOTICE: All emails and attachments sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

-----Original Appointment-----

From: Amy Hess <ahess@marysvillewa.gov>
Sent: Wednesday, November 8, 2023 2:15 PM
To: Kacey Simon; Shane Whitney; Joshua King; Brad Zahnow; Mike Snook; Ryan Carney; Tara Mizell; Jesse Hannahs; Ryan Keefe; Wicklund, Mary; cstevens; Todd Gray; Nance, Rob; SPW-Contact.pwCMS; Don McGhee; Brian Merkley; Tom Maloney; Jeff Laycock; Max Phan; Bradley Akau; sknutsen; kbell@homage.org; Kim Bryant; Jason Crain; Billy Gilbert; DFW R4Cplanning
Subject: Request for Review - Minor Planned Residential Development Pre-application (PreA23-048)
When: Monday, November 27, 2023 12:00 AM to Tuesday, November 28, 2023 12:00 AM (UTC-08:00) Pacific

Time (US & Canada).

Where: N/A RFR



THIS IS NOT A MEETING INVITE – THIS IS A REQUEST FOR REVIEW (RFR) WITH COMMENTS RETURNED BY 11.27.2023.

| | |
|-------------------------------|---|
| File Number: | PreA23-048 |
| Project Title: | Minor Planned Residential Development (PRD) Pre-application |
| Project Description: | 26-lot Planned PRD and associated improvements, with access proposed from the west and south. |
| Applicant: | South Lake Ridge LLC/Ryan Larsen |
| Project Location: | 8512 E. Sunnyside School Road |
| APNs: | 00590700017600 |
| Application Materials: | Minor PRD Pre-app |

Please return comments via e-mail to ahess@marysvillewa.gov on or before **November 27, 2023**.



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Amy Hess, Associate Planner

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

DATE: November 27th, 2023

SUBJECT: Minor Planned Residential Development, PreA23-048

Public Works Operations has reviewed the Minor Development submittal and has the following comments:

1. Water Comp Plan item # 534 identifies the replacement of the 8" water main on East Sunnyside School Road with 12" as a high priority;
2. Utilities not shown will comment further when 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: Amy Hess, Senior Planner

FROM: Ryan Carney, Surface Water Inspector

DATE: 11/21/2023

SUBJECT: PreA23-048 Minor Planned Residential Development

1. The City has adopted the 2019 Stormwater Management Manual for Western Washington.

(UIC rules apply to infiltration trenches, see Volume I chapter 4 UIC Program. Contact the Department of Ecology for permitting information.)

2. For residential projects triggering minimum requirements #6 Runoff Treatment and #7 Flow Control, the stormwater facility lot will be dedicated to the City. The HOA will receive an easement to maintain the landscaping on the exterior of the lot. This policy may be modified depending on facility design. The City will take operation and maintenance responsibility for residential stormwater facilities built for minimum requirements 6 Runoff Treatment and #7 Flow Control, the dedication method will depend on final design.

If you have questions regarding these comments, please contact me at 360-363-8140 or rcarney@marysvillewa.gov.

cc: Matt Eyer, Storm/Sewer Supervisor

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

MEMORANDUM

Date: **November 20, 2023**

PreA23-048

To: **Amy Hess, Senior Planner**

From: **Michael Snook, Building Official**

Re: **Project Name:** Minor PRD

Applicant: South Lake Ridge, LLC/Ryan Larson

Proposal: 26-lot Planned PRD and associated improvements, with access proposed from future projects to the west and south.

Address: 8512 E. Sunnyside School Road

In response to your request for review of the above project. Please see requirements below:

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, or 2021 International Codes and Uniform Plumbing code if submitted after March 15, 2024
2. All plans and permit applications will be required to be submitted electronically as part of their submittal process. One (1) complete set of building plans, structural calculations, and 2018 Washington State Energy Code work sheets. 2021 Washington State Energy Codes required if submitted after March 15, 2024.
3. Contact our office if you have questions in regards to permit applications, checklists and/or handouts that you and/or your design team will be preparing plans for on your project.
4. If any demolition of structures is proposed, and you are unsure if permit/s will be required for the removal of any structures. Please contact the Building Division at 360-363-8100, to ask any specific questions. An asbestos report will be required for each demo permit.
5. Separate permits will be required for any proposed rockeries or underground storm vaults. One (1) complete set of building plans, structural calculations, site plan, and Geotech Report are to be submitted for review.
6. A grading permit will be required. A Geotechnical report shall be submitted to the City for this project. This is to be an in-depth report to address the following:
 - Soil Classification
 - Required Drainage Systems
 - Soil Compaction Requirements
 - Type of Footings, Foundations, and Slabs Allowed
 - Erosion Control Requirements
 - Retaining Walls
 - Fill and Grade
 - Final Grade

Please provide the below information in regards to the International Building requirements:

1. The building structure will be required to be designed under the 2018 IBC, Chapter 16, and Structural Design Requirements. Or 2021 IBC, if submitted after March 15, 2024. The seismic zone criteria is to be established under the guidelines of a Washington State Licensed Architect and/or Structural Engineer.

2. Please provide scaled floor plans with square footage.
3. Show on the plans the type of building materials proposed, and if required, what type of fire-resistant construction will be required.
4. Site plan is to show the distance from the proposed structure to the property lines, from all sides of the building.
5. A Fire Sprinkler system may be required. The applicant is to verify this requirement with the Fire Marshal's Office.
6. All Electrical installations are to be permitted, inspected and approved through the City. The current code is NEC 2020 with WCEC Amendments, or 2023 NEC after January 1, 2024. A separate application, plans, and plan review will be required.
7. Special Inspection may be required. The list of the type of inspections shall be indicated on the plans by the Engineer of Record. The owner is to notify the City of the registered special inspection agency prior to permit issuance.
8. **Building application for plan review will be approximately 4-6 weeks for first-time plan review comments.**

We look forward to your project coming to our City!

If I may be of any further assistance, please feel free to contact me.

Michael Snook, Building Official, 360-363-8210 or msnook@marysvillewa.gov during office hours 7:30 am – 4:00 pm, Monday through Friday.