



**PUBLIC WORKS DEPARTMENT**

80 Columbia Avenue ♦ Marysville, WA 98270  
(360) 363-8100 ♦ (360) 363-8284 FAX

May 16, 2024

Land Pro Group, Inc.  
Attn: Ryan Larson  
15015 20<sup>th</sup> Street SE, Ste. 202  
Lake Stevens WA 98258

Re: **Minor PRD – PA24-003 – Concurrency Recommendation**

Dear Ryan,

Land Pro Group, Inc., is proposing the development of a 29-lot planned residential development on 3.88 acres, located at site addresses 8512 East Sunnyside School Road (APN(s): 00590700017600). The existing residence and outbuildings located on site is to be demolished with development.

Based on the Traffic Impact Analysis (TIA) prepared by Kimley Horn, dated February 2024, and updated April 2024, the proposed development would generate the following Average Daily Trips (ADT), AM peak hour trips (AMPHT), and PM peak hour trips (PMPHT):

USE	UNITS (new)	ADT	AMPHT	PMPHT
Land Use Code 210 - Single-Family Detached	28	264	19	28

Based on our review of existing conditions, as well as other applicable supplemental information submitted with the application, and on file with the City, the following impacts and mitigation obligations are recommended for the Minor Subdivision:

1. The applicant shall be required to construct frontage improvements and internal plat roads, prior to the recording the final subdivision. Roadway improvements, channelization, site access and lighting plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
2. The applicant shall be required to dedicate public right-of-way in order to accommodate improvements and internal plat roads, in accordance with MMC 12.02A.110(1)(c), *Dedication of Road right-of-way – Required setbacks*. Right-of-way widths and required dedication shall be determined by the City Engineer.
3. In order to mitigate impacts upon the future capacity of the road system, the applicant shall be required to submit payment to the City of Marysville, on a proportionate share cost of the future capacity improvements as set forth in MMC 22D.030.070(3), for the development. **Traffic impact fees shall be vested at a rate of \$6,300.00, per PMPHT, totaling \$176,400 (29 PMPHT – 1 PMPHT for existing SFR x \$6,300).**
4. The joint use autocourts (Tracts 994, 995, 996, and 997) shall be constructed with scored concrete, paving blocks, bricks, or other ornamental pavers to clearly indicate that the entire surface is intended for pedestrians as well as vehicles, as outlined in the EDDS. A detail of the surfacing of the autocourts will be required to be provided on the civil construction plans and approved by the City Engineer.
5. Based on Section 7.2 of the TIA, the proposed development would not impact any Snohomish County capital improvement projects with more than three directional PM peak-hour trips; therefore, the payment of Snohomish County traffic mitigation fees shall not be required for the proposed development.

Marysville Municipal Code (MMC) 22D.030.070(1)(d), requires an applicant to make a written proposal for mitigation of a development's traffic impacts to the Public Works Director, prior to finalizing a concurrency determination and conditions of approval. If you have any questions, regarding the developments impacts and recommended mitigation obligations outlined above, please contact Amy Hess, Senior Planner, at [ahess@marysvillewa.gov](mailto:ahess@marysvillewa.gov) or by phone at 360.363.8215.

Sincerely,

A handwritten signature in blue ink, appearing to read 'JH', is positioned above the name of the sender.

**Jesse Hannahs, PE**  
Traffic Engineering Manager

cc: Jeff Laycock, PE, PW Director  
Max T. Phan, PE, City Engineer  
Ken McIntyre, PE, Assistant City Engineer  
Haylie Miller, CD Director  
Chris Holland, Planning Manager  
Joe Long, Keystone Land (applicant)