



May 20, 2024

City of Marysville
Community Development
ATTN: Amy Hess, Senior Planner
Jesse Hannahs, PE – Traffic Engineering Manager
501 Delta Avenue
Marysville, WA 98270

Project Name / File No.: Minor / PA24-003
Applicant: South Lake Ridge, LLC
Site Address: 8512 East Sunnyside School Road, Marysville
Review: Applicant's Response to Concurrency Determination

Dear Amy and Jesse,

This letter serves as the Applicant's formal response to the Concurrency Recommendation from Jesse Hannahs, Traffic Engineering Manager dated May 16, 2024. The Applicant has reviewed the five (5) recommended conditions with Mr. Hannahs's letter listed below and accepts the recommended conditions as outlined.

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.

If you have any further questions, please contact me at (360) 631-1820.

Respectfully,

South Lake Ridge, LLC

By: Land Pro Group, Inc., Applicant's Representative

A handwritten signature in blue ink that reads "Ryan C." followed by a stylized flourish.

By: Ryan C. Larsen, VP Land Development