



LAND USE CONSULTANTS
Design · Planning ·
Management
3605 Colby Ave – Everett, WA 98201

January 16, 2024

City of Marysville
Community Development
80 Columbia Avenue
Marysville, WA 98270

RE: 1st Review Responses
Linscott-Kirk SP (SP23006)

Planning Comments:

1. Include File Number SP23-006 on all future correspondence, in addition to all site, civil and landscape plans. – *Added.*
2. Per MMC 22C.010.290(2), sites shall be oriented to create an attractive street edge and are to have primary entrances facing the street. Additionally, street facing residences would be consistent with the character of the neighborhood. As proposed, Lot 1 would not meet the intent of this section. Staff does note that the comments from the pre-application mentioned that if units along 48th Dr NE are not oriented towards the street, then a 10 ft. landscape easement would be allowed. However, this is not an allowable or desired deviation to the above code section. Revise site plan to remove the proposed landscape easement and orient the lots to have the primary entrances facing 48th Dr NE with garage access in the rear. – *After speaking with Mr. Rob Linscott regarding the Linscott-Kirk SP, we were informed the driveway access is fine to remain as is so your planning comment #2 no longer applies. As such, the only revisions needed were to the landscape plan. Because Mr. Linscott and yourself discussed the architectural elements of the duplex footprint to make an attractive streetscape, we adjusted the duplex footprint on the landscape plans accordingly.*

3. Please provide a preliminary landscape plan that demonstrates compliance with MMC 22C.010.400(3) regarding required duplex landscaping as well as the required landscaping along 48th Dr NE and the private access per MMC 22C.120. - *Added.*

4. *Noted.*

5. *Noted.*

Thank you for your review of this resubmittal. We look forward to working with you towards project approval. If you have any questions regarding the resubmittal materials, please do not hesitate to contact me at jen@orcalandsurveying.com or 425-258-4438.

Thank you,

A handwritten signature in blue ink, appearing to read 'Jen'.

Jen Haugen