



PUBLIC WORKS DEPARTMENT

501 Delta Avenue ♦ Marysville, WA 98270
(360) 363-8100

February 8, 2024

Land Resolutions
Attn: Jen Haugen
3605 Colby Ave
Everett, WA 98201

Re: Linscott-Kirk Short Plat – SP23-006 – Concurrency Recommendation

Dear Jen,

The project known as Linscott-Kirk Short Plat proposes the creation on 3-lots and associated improvements. The subject property is located at 9803 48th Drive NE and is further identified by APN: 0053800001200.

Based on current ITE trip generation rates for attached single family housing (Land Use Code 215, Trip Generation 11th Ed.) of 0.57 weekday PM peak hour trips per dwelling unit; 2.28 trips would be used to establish the required Traffic Impact Fees.

	UNITS (new)	PMPHT
Land Use Code 215 - Single Family Attached Housing	4*	(0.57 x 4) = 2.28

**The development results in 5 residential units; the existing residence on site is not calculated in new generated trips.*

Based on 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 proposed short plat:

1. The applicant shall be required to construct frontage improvements along 48th Drive NE, prior to final short plat approval. 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.
 - 1.1. 48th Drive NE is classified as a local access street and is to be built compliant with SP 3-202-002 of the EDDS.
2. 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 \$14,364.**

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 Emily Morgan, Senior Planner, at emorgan@marysvillewa.gov or by phone at 360.363.8216.

Sincerely,

A handwritten signature in blue ink, appearing to read 'JH', with a long horizontal flourish extending to the right.

Jesse Hannahs, PE
Traffic Engineering Manager

cc: Jeff Laycock, PE, PW Director
Max T. Phan, PE, City Engineer
Ken McIntyre, PE, Assistant City Engineer
Jesse Birchman, Traffic & Parks Maintenance Manager
Haylie Miller, CD Director
Chris Holland, Planning Manager
Robert Linscott, Applicant