



May 8, 2023

LDC, Inc.
Attn: Ian Faulds
20210 142nd Ave NE
Woodinville WA 98072

Re: PA23-005 – Creekside PRD – Technical Review 1
7808 40th Street, 7811 & 7715 40th Street NE, APNs 29050200100200,
29050200100300, and 29050200100400

Dear Ian,

After preliminary review of the above referenced proposal, the Planning Division has the following comment(s):

BINDING SITE PLAN / PLANNED RESIDENTIAL DEVELOPMENT COMMENTS

1. Include File Number PA23-005 on all future correspondence, in addition to all site, civil and landscape plans.
2. Given the public comments received in response to the notice of application, this project will be forwarded to the Hearing Examiner for public hearing.
3. The following are the impact fees that apply to this project:

Impact Fee Type	Impact Fee Rate
Traffic*	\$6,300 per SFR
Parks**	\$1,825 per SFR
Schools (Lake Stevens)**	\$11,434 per SFR

** Fees due prior to recording of final plat*

*** Impact fees vest at building permit submittal and shall be paid prior to building permit issuance*

4. Bulk and dimensional standards for a PRD are outlined in [MMC 22G.080.080](#). Please revise the table on sheet 2 of the Preliminary Site plan to comply with these standards (street setback is incorrect, and no setback from NGPA or critical areas is listed).
5. Minimum lot size in a PRD is 3,500 SF. Lot 18 does not meet the minimum lot size, please revise.
6. Minimum street setback in a PRD is 10 feet. Please revise lots 34-37 to meet this requirement.
7. Building setbacks from critical area buffers/NGPA tracts shall be 15 feet. Please review and revise setbacks on lots that do not meet this requirement (Lots 3, 4, 5, 13, 14, 16, 17, 18-23, 24-35, 37, 39, 40, 41, and others).

8. Rear yard setbacks in a PRD are 10 feet. Please revise lots 42-46 and 47-51 (any others as necessary) to meet this requirement.
9. Minimum lot size in a PRD is 3,500 SF. It appears that lots 3, 4, 5, 13, 14, 17, 71 and possibly others can be reduced in size to encroach less in to the buffer and decrease the negative impact. The proposal shall be consistent with [MMC 22E.010.110](#). Please review all lots within buffers or proposed reduced buffers and reduce to have the least impact on critical areas and associated buffer.
10. Sewer in 79th Avenue is a dry line. In order for sewer to become 'live' for this project, sewer shall be connected to the west, across APN [01195800099700](#). See comments from Kacey Simon, Civil Plan Reviewer, for further detail. There will likely be critical area impacts related to this extension. Please provide an updated critical areas report and mitigation plan for these impacts.
11. Sewer will need to be extended along 44th Street and 79th Avenue where they have frontage. These extensions are not shown on preliminary construction plans. These extensions will likely have critical area impacts. Please provide an updated critical areas report and mitigation plan for these impacts.
12. Consistent with the East Sunnyside Whiskey Ridge standard, future homes on corner lots shall be front onto streets (lot 3).
13. The design and development of subdivisions shall preserve the topography of the site by selection and location of buildings which fit the natural slope of the land. The design of the plat proposing perimeter walls ranging up to 11 feet in height does not fit the natural slope of the land and the site design is disapproved, as proposed. Lots can be graded in a manner that will reduce/eliminate the need for such retaining walls.
 - 13.1. Retaining walls meet the definition of a structure, and as such, must meet the structure setback from NGPA/critical area buffers (15').
14. Per MMC 22G.080.070(4), 25% of lots less than 5,000 sq. ft. must access from an alternative access (i.e. autocourt, shared driveway, alley). Based on the site plan, 12-lots must be accessed from an alternative access.
15. Prior to BSP approval, applicant shall provide details of the proposed culvert for the 40th Street extension in response to agency comments (see attached).
16. Prior to recording the **FINAL BSP** the applicant shall be required to provide **FINAL** restrictive covenants as required by [MMC 22G.080.120](#) and including provisions to address parking enforcement, together with a statement from a private attorney as to the adequacy of the same to fulfill the requirements of the PRD code.
17. Please include density and open space calculations on the plat map/landscape plan in future submittals.

OPEN SPACE COMMENTS

18. Chain link fences are not permitted within the East Sunnyside Whiskey Ridge subarea. Please amend the site plan to include this prohibition. Please revise the landscape plan to incorporate and different type of fencing.
19. The vault in tract 993 shall comply with the 15' setback (see comment 13.1 above).

LANDSCAPING COMMENTS

20. A final landscape plan shall be required to be approved, prior to civil construction plan approval, and designed to comply with the applicable provisions outlined in [MMC Chapter 22C.120, Landscaping and Screening](#). **Specifically, please revise the Landscaping Plan to include:**

20.1. Typical side view of perimeter landscape areas, specifically the proposed 10 ft. landscape easements.

20.2. Perimeter plantings for open space tracts.

CRITICAL AREA REVIEW COMMENTS

21. It appears that impacts to critical areas could be avoided/reduced with a different project layout. Consistent with [MMC 22E.010.110](#), applicant shall demonstrate compliance with priority sequence.

22. In reading [MMC 22E.010.100\(5\)\(b\)](#), it does not appear that buffer reduction can be applied as it does not appear that subsection (iv) or (v) are being met. The habitat scores are all greater than 4 except for offsite Pond A (see page 14 of CAR).

23. It appears that justification for the reduced buffers in the Mitigation Plan is missing. Please revise or amend the critical areas report to include the required justification.

24. Page 15 of the Critical Areas Report completed by Soundview Consultants dated March 3, 2023 notes that Wetlands A, B, D, E and G, as well as Stream Z and Ponds A and B are regulated as Waters of The United States (WOTUS). As such, applicant shall obtain all necessary State and Federal permits as required, and provide copies of to the City, prior to civil construction plan approval and any land disturbing activities taking place. See comments from Mae Ancheta, US Army Corps of Engineers.

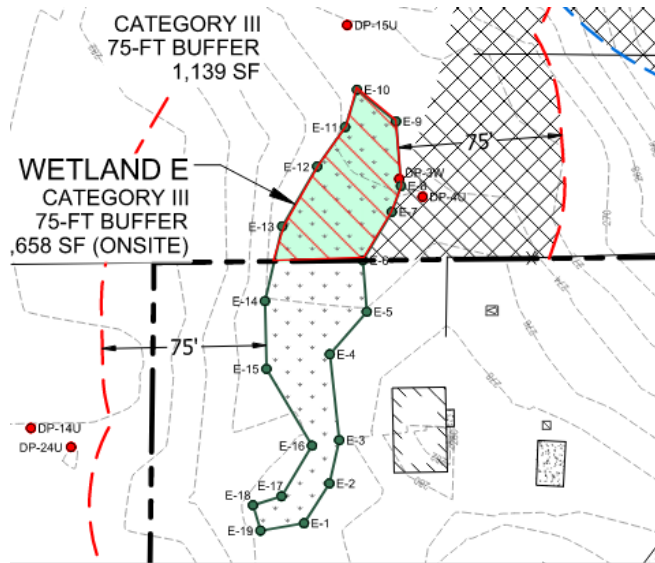
25. Please provide the Wetland, Pond and Stream Letters assigned to each of the critical areas, as identified in the Critical Areas Report on the Preliminary PRD Site Plan.

26. Please depict/map critical areas in their entirety, even if proposed for fill. This is necessary to gauge true impact of propose fill.

27. Please see and address comments related to application of HPA, drainage, and consistency with impact hierarchy from Morgan Krueger, Washington Department of Fish and Wildlife.

28. Projects shall comply with Wetland Mitigation in Washington State – Part 1: *Agency Policies and Guidance*, Washington State Department of Ecology Publication #21-06-003. See attached comments from Doug Gresham, Washington State Department of Ecology, and make necessary revisions.

29. The Critical Areas Report identifies portions of Wetland E that are on the project site (hatched in red below), yet it is not depicted on the site plan. Buffers associated with Wetland E are not depicted on the site plan. It appears that if Wetland E and its associated buffers are depicted in their entirety that the buffer would extend into Road B and lots 24-27. It does not appear that these impacts have been addressed. Ending the wetland at the property line with no buffers is not consistent with MMC 22E.



30. Any off-site impacts to critical areas and associated buffers shall be included in an updated report and mitigation plan.

Enclosed are copies of comments received from other City departments and reviewing agencies. There were also a handful of public comments. Revised application materials must be accompanied with a written response detailing how each of the items outlined above and attached hereto have been addressed, and what sheet the change(s) can be found on.

After you have had an opportunity to review, please let me know what technical review comments you need clarification on. Once received, I can set up a conference meeting with all of the applicable city and agency representatives, if needed. If you have any questions, please do not hesitate to contact me at 360.363.8215, or by e-mail at ahess@marysvillewa.gov.

Sincerely,

Amy Hess

Senior Planner

ecc: Chris Holland, Planning Manager

Amy Hess

From: Gresham, Doug (ECY) <DGRE461@ECY.WA.GOV>
Sent: Tuesday, April 25, 2023 11:22 AM
To: Amy Hess
Subject: [External!] Creekside Planned Residential Development (PA23-005)

External Email Warning! Use caution before clicking links or opening attachments.

Amy,
Here are my comments on the Creekside development.

This project will cause direct impacts to Wetlands A, B, and E from filling. Soundview Consultants acknowledged that indirect impacts would occur in Wetlands A and E due to the loss of buffer and a reduction in hydrology. Because they are mitigating for these direct and indirect impacts it meets agency guidance.

However, the mitigation design does not meet the interagency mitigation guidance (*Wetland Mitigation in Washington State—Part 1: Agency Policies and Guidance*, Washington State Department of Ecology Publication #21-06-003).

- The proposed mitigation for impacts to Wetlands A and E are on-site, which is not consistent with the hierarchy preferences for mitigation where mitigation banks are preferred over on-site mitigation (see page 54).
- The proposed enhancement of Wetland B a Category II wetland with a habitat score of 6, is not ecologically necessary. This wetland has high functions and values and does not need enhancement.
- The proposed wetland creation along the margins of Wetland B would remove existing buffer vegetation, which is not consistent with the guidance (see page 143).
- The replacement ratios for combining wetland creation (1:1) and enhancement (2:1) for Category III wetland impacts is not consistent with Table 6B-2 in the guidance where a 4:1 enhancement ratio should be used (see page 122).

We recommend that all impacts are compensated for at the Skykomish Habitat Mitigation Bank, and they abandon the on-site wetland creation and enhancement in Wetland B.

Doug Gresham, Wetland Specialist
Washington State Department of Ecology
PO Box 330316
Shoreline, WA 98133-9716
Cell: (425) 429-1846
Email: Doug.Gresham@ecy.wa.gov



Amy Hess

From: Ancheta, Megan Mae P CIV USARMY CENWS (USA) <Mae.P.Ancheta@usace.army.mil>
Sent: Monday, April 24, 2023 8:59 AM
To: Amy Hess
Subject: [External!] Accepted: Request for Review - Creekside Planned Residential Development (PA23-005)

External Email Warning! Use caution before clicking links or opening attachments.

Hi Amy,

Thank you for your coordination. I have reviewed the information for the proposed project located at 7808 44th Street Northeast, 7811 and 7715 40th Street Northeast, Marysville, Washington. Based on the critical areas mitigation plan entitled *Conceptual Mitigation Plan Creekside*, dated March 3, 2023, the applicant presumes federal jurisdiction of all identified features proposed to be impacted and those remaining onsite.

Any proposed discharge of dredged or fill material into a potential water of the U.S. warrants review by the U.S. Army Corps of Engineers (Corps). At this time, the Corps has not received a request for jurisdictional determination(s) and/or a permit application. I recommend the applicant coordinates with the Corps as soon as feasible to initiate either of these processes.

As the applicant has already been made aware of the Corps regulations and knows a permit may be required for the proposed work, performing any discharge of dredged or fill material into a water of the U.S. without Department of the Army authorization may be considered a knowing and willful violation. Please refer to the Environmental Protection Agency's [website](#) regarding the final "Revised Definition of 'Waters of the United States'" rule for additional information about the status of the rule and litigation.

Thank you,

Mae Ancheta
Project Manager, Biologist
Regulatory Branch | Seattle District
U.S. Army Corps of Engineers
Mae.P.Ancheta@usace.army.mil
Office: (206) 316-3094

Amy Hess

From: DFW R4Cplanning <R4Cplanning@dfw.wa.gov>
Sent: Tuesday, April 25, 2023 2:15 PM
To: Amy Hess
Cc: Lakey, Kirk A (DFW)
Subject: [External!] Creekside Planned Residential Development

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Hi Amy,

Thank you for the opportunity for WDFW to comment on this housing development (PA23-005). Our comments below are mostly for clarity:

- Is the applicant intending to apply for a HPA? The documents attached do not specify. It looks as though a culvert is to be built in a type F stream in the lower southeastern corner of the project area.
- I am curious what your thoughts are regarding the drainage of this site. The geotechnical report states that traditional stormwater infiltration would not be conducive to this site, yet the preliminary drainage report states that it is not possible to execute limited infiltration. Most drainage seems to focus on the easter and southern regions of the project site, directly where the type F stream is located.
- Are there additional application materials outlining the stream crossing implementation and design?
- In the Mitigation Sequencing referenced in the Conceptual Mitigation Plan, there was no clear justification as to why the plan that would avoid impacts was not feasible. A clear explanation of exactly why critical areas must be impacted for this development should be included.

WDFW is available to provide more information if needed. Thank you for the opportunity to comment, and if you have any questions, feel free to reach out to me!

Morgan Krueger
Habitat Biologist 2
Washington Dept. of Fish and Wildlife
Central District, Region 4
Cell : 206-707-5434

Amy Hess

From: Todd Gray <toddgray@tulaliptribes-nsn.gov>
Sent: Thursday, April 20, 2023 2:48 PM
To: Amy Hess
Subject: [External!] RE: Request for Review - Creekside Planned Residential Development (PA23-005)

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Hi Amy,

I'd like to learn more about the stream crossing and culvert proposed in the SE corner of this project. I didn't see any plans for that in the application materials, so I'm wondering if you could get hold of anything like that and send it my way? I'd also like to see more plans showing how runoff will be collected from that crossing, routed to the perkfilter, and discharged.

Thanks!

Todd Gray

Environmental Protection Ecologist
The Tulalip Tribes | Natural Resources Dept.
360-716-4620 | toddgray@tulaliptribes-nsn.gov

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

From: Amy Hess <ahess@marysvillewa.gov>
Sent: Tuesday, April 4, 2023 9:23 AM
To: Mike Snook; Shane Whitney; Ken McIntyre; Kacey Simon; Tom Maloney; Don McGhee; Brian Merkley; Brooke Ensor; Kim Bryant; Kristy Beedle; 'Stillaguamish Tribe'; Wicklund, Mary; Ryan Carney; Nance, Rob; Jesse Birchman; Janis Lamoureux; Jeff Laycock; Brad Zahnow; Chris Holland; Todd Gray; Ryan Keefe; Tim King; Billy Gilbert; Krista Gessner; Gresham, Doug (ECY); stephanie.jolivette@dahp.wa.gov; R4Cplanning@dfw.wa.gov; Summerset, Monica; klyste@stillaguamish.com
Subject: Request for Review - Creekside Planned Residential Development (PA23-005)
When: Tuesday, April 25, 2023 12:00 AM to Wednesday, April 26, 2023 12:00 AM (UTC-08:00) Pacific Time (US & Canada).
Where: N/A RFR

WARNING: This email originated outside of our organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



THIS IS NOT A MEETING INVITE – THIS IS A [REQUEST FOR REVIEW](#) (RFR) WITH COMMENTS REQUESTED TO BE RETURNED BY 0

File Number:	PA23-005
Project Title:	Creekside Planned Residential Development
Project Description:	Applicant has requested Planned Residential Development (PRD) and Binding Site Plan Approval under the National Environmental Policy Act (SEPA) review in order to construct a 51-lot Planned Residential Development on approximately 16.19 acres. The project contains seven (7) Category III wetlands, one Category I Type F Stream. Project will construct associated improvements, include clearing, grading, wetland mitigation, and utility and roadway extensions.
Applicant/Contact:	Daniel Wick, Horizon View Holdings/Ian Faulds, LDC, Inc.
Project Location:	7808 44 th Street NE, 7811 & 7715 40 th Street NE
APNs:	29050200100200, 29050200100300, and 29050200100400
Application Materials:	Creekside PRD

Please return comments via e-mail to ahess@marysvillewa.gov on or before **April 25, 2023**.



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Amy Hess, Senior Planner

FROM: Brad Zahnow, Development Services Technician

DATE: April 6, 2023

SUBJECT: PA23-005 Creekside PRD
7808 44th St NE, 7811 & 7715 40th St NE
APN's: 29050200100200, 29050200100300, and 29050200100400

Residential 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 applicable to this project.

Utility Main Fees

No utility main fees are applicable to this project.

ULID/LID Fees

No ULID/LID fees are applicable to this project.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



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



MARYSVILLE
WASHINGTON

MARYSVILLE CIVIC CAMPUS
501 Delta ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX

MEMORANDUM

To: Amy Hess, Senior Planner

From: Kacey Simon, Civil Plan Reviewer

RE: Creekside PRD, File# PA23-005
51 lot planned residential development
7808 44th ST NE & Parcel #'s 29050200100200, 29050200100300, and 29050200100400

Date: 4/18/2023

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

1. **Existing utilities:**

- a. Sanitary sewer: An 8” dry line is located along 79th Ave NE and can be found on record drawing RD378. This will need to be connected to the manhole located on the east end of 34th PL NE in the Creekwood Neighborhood and can be found on record drawing S705.
 - b. Water: An 8” ductile iron pipe is located along 79th Ave NE and can be found on record drawing RD378.
 - c. Storm: Storm can be found running along the eastern side of 79th Ave NE and can be found on record drawing RD378.
2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project.
- a. Water currently runs along both 79th Ave Ne and 44th St NE and will not need to be extended.
 - b. Storm will need to be installed along the projects frontage.
 - c. Sewer will need to be extending to the east along 44th St NE to the intersection of 79th Ave NE.
 - d. Since you are proposing connecting to a dry line, please show how you will be connecting the dry line to live sewer? The connection will need to be made at the intersection of 79th Ave NE and 34th PL NE and run to the west through the Autumn Vista HOA property to the manhole located on 34th PL NE in the Creekwood Neighborhood.

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.

- a. 79th Ave NE is classified as an arterial and is to be built as a 3 lane road, compliant with SP 3-201-003 of the EDDS. Curb, gutter and sidewalk must also be installed. This project will be responsible for all frontage improvements along the site's frontage. Please show more detail on next submittal of parcel 00590700032203/00590700032201 including property lines to differentiate where frontage improvements will not be needed.
 - b. 44th St NE is classified as an arterial and is to be built as a 3 lane road with bike lanes. Curb, gutter and sidewalk must also be installed. See standard plan 3-201-004 of the EDDS. Frontage improvements will be required along 44th St NE to the east to 79th Ave NE.
4. **Dedication Requirements:**
- a. The applicant's surveyor will need to establish what the half width is of 44th St NE and ensure there is 35' of right of way. The half width of 79th Ave NE shall be 30'. It appears there will need to be dedications on each street but it is hard to tell the amount without a proper survey.
 - b. Should topography create an issue with building the roadway and infrastructure, the applicant shall dedicate additional right-of-way if necessary.
5. **Access:**
- a. 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.
 - b. The new roads on site shall have a 50' right-of-way and be constructed to SP 3-202-002 except for the extension of 40th ST NE which shall be constructed to SP 3-201-004.
 - c. Auto courts are permitted in a PRD. The auto court is to be built with decorative concrete or stamped asphalt. They shall serve 6 lots maximum.
 - d. Please show more detail about the proposed box culvert at first civil review.
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. Projects above the 2,000 square feet and/ or 5,000 square feet threshold must comply with requirements stipulated in Volume I of the Stormwater Management Manual for Western Washington.
 - b. The maximum allowed impervious surface coverage for the Zoning designation is 50%.
 - c. **Projects that are submitted after 7/1/22 must be compliant with the 2019 Ecology manual.**

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. Fire flow will need to be completed prior to 1st civil plan review and submitted with 1st civil plan review.
9. 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.
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 \$250.00. 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:
Residential = \$250.00 per lot or unit (for duplex or condominium projects),
\$2000.00 minimum for first two reviews, \$120.00/hour for each subsequent review.
Multiple residential/commercial/industrial = \$250.00 base fee + \$135.00 per hour.
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:
Residential = \$250.00 per lot/unit (for duplex or condominium projects),
\$2000.00 minimum
Multiple residential/commercial/industrial = \$250.00 base fee + \$135.00 per hour.
Bond administration fee = \$20.00/lot or unit, with a minimum amount being \$250.00
15. **All civil construction plan submittals are to be routed directly to Kacey Simon, 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 week
 - 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 ksimon@marysvillewa.gov or at (360) 363-8280.

cc: Ken McIntyre, PE, Assistant City Engineer



Marysville Fire District

YOUR RISK PREVENTION TEAM
1094 Cedar Avenue, Marysville WA 98270

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

To: Daniel Wick, Horizon View Holdings
From: Don McGhee, Assistant Fire Marshal
Date: January 25, 2022
Subject: PA23-005 Creekside PRD 7808 44th Street 7811, 7715 40th Street

I have completed a review of the plans for this project proposing development of a 16-acre site for a 51-lot PRD. Plans show a 50' ROW through the development accessed from 79th Avenue and 44th Street.

Plans do not show any proposed water extensions. Water main extension into the site with approved fire hydrants will be required. No information about available fire flow is provided for the existing fire hydrants near this site. A minimum of two hydrant will be needed, one located in the area of lot 8 and 41 and one in the area of lot 23 and 28. Three lots will require fire sprinklers due to access, lots 3, 12, and 13.

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. The minimum required fire flow for hydrants protecting SFR dwellings is 1,000 gpm (with 20-psi minimum residual pressure) for dwellings not exceeding 3,600 square feet in size.**
5. Fire hydrants shall be provided in approved locations. Fire hydrants on an approved water main extension are required within the site for this development. Provide water main extensions with hydrants along the new roadways and at all road intersections in approved locations, with maximum spacing of 600 feet apart.
6. Fire hydrants shall comply with city Water Design Standard 2-060 Hydrants, including 5" Storz fittings, with blue reflective hydrant markers to be provided in the roadways, located four inches off the centerline on the hydrant side of the road.
7. Fire hydrants with approved water supply must be in service prior to building construction.

We Care About You!

8. An adequate access route for fire apparatus must be in service prior to any building construction.
9. Access planned appears adequate to all lots. A 50' wide ROW for public roadways appears to be shown on the plan. A minimum 26 feet wide fire apparatus access is required in the immediate vicinity of any building more than 30 feet in height for ladder truck operations, and within 20 feet on both sides of fire hydrants.
- 10. Autocourts must be posted "NO PARKING" where needed to maintain unobstructed emergency access. No Parking signage must be identified on the Civil Plans for approval.**
11. Access for firefighting operations along all sides of all buildings is required. A minimum 5' wide access is recommended 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. Formal review of access for approval is normally part of the civil and building plans review processes.
12. The city address committee will determine address numbers for the lots.
- 13. Future homes to be constructed may require residential sprinkler installation for a number of reasons, including: if homes are three or more stories tall, if fire flow from hydrants does not meet fire code requirements, if there are access deficiencies, or if any part of homes is further than 200' from the public road ROW.**
- 14. 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.**

We Care About You!



MEMORANDUM

TO: Amy Hess, Senior Planner

FROM: Jesse Birchman, Transportation & Parks Maintenance Manager

DATE: April 25, 2023

SUBJECT: PA23-005 Creekside PRD, Traffic Review of
1/15/23 TIA, & 3/8/23 Preliminary Site & Civil Plans

The following comments are providing following review of the January 2023 Traffic Impact Analysis and March 2023 preliminary site and civil plans for the proposed Creekside PRD project located at including the existing 7808 44th Street NE, 7811 & 7715 40th Street NE parcels.

1. The following comments shall be addressed for approval of the Traffic Impact Analysis (TIA) but are not expected to impact the summarized mitigation and conclusions.
 - a. The project description states that the existing 40th St NE alignment west of 79th Ave NE will be closed. 2 or 3 parcels along this existing road are not identified as part of the proposal. How their access to 79th Ave NE will be maintained is not described nor shown on the submitted site plan. This shall be addressed in future submittals before site plan approval.
 - b. 40th St NE currently exists from 79th to 83rd Ave NE. The year of opening distribution (Fig. 4) appears locally inconsistent with the City's default TIA distribution (~21% on 40th St NE). The year of opening trip distribution and assignment shall be updated throughout the evaluation and is then approvable. Based on the submitted information, no changes to the summarized conclusions are anticipated.
 - c. The intersection LOS evaluation is overly conservative based on using PHF by approach whereas PHF for the overall intersection should instead be used. This correction is not necessary for approval but should be corrected for future submittals.
2. Traffic Impact Fees (TIF) are required. Fees may be required from the City of Lake Stevens, Snohomish County, and/or the State depending on trip generation/distribution.
 - a. Marysville's current TIF rate is \$6,300 per weekday PM peak hour residential vehicle trip.
 - b. Frontage improvements on 44th St NE and 40th St NE are creditable towards the project's TIF.
 - c. The fee rate for Lake Steven's Soper Hill Rd/87th Ave NE intersection improvement is \$1,700 per weekday PM peak hour trip and is estimated based on the horizon year trips (2030).

3. Roadway frontage improvements are required along 44th St NE, 40th St NE, and new on-site roads as follows.
 - a. 44th St NE – 3 Lane Arterial with Bike Lane & 70’ right-of-way (EDDS Std. Plan 3-201-004)
 - b. 40th St NE – 3 Lane Arterial with 60’ right-of-way (EDDS Std. Plan 3-201-003)
 - c. On-site roads - PRD Access Street with 50’ ROW with Planning staff confirmation of PRD criteria compliance. (EDDS Std. Plan 3-218-001)
 - i. No on-street parking¹ may be proposed for PRDs when the criteria of [MMC 22G.080.080\(2\)](#) are satisfied. No parking signage is required when approved.
4. Wired utilities along roadway shall be located underground ([MMC 22G.090.710](#)). Electrical wires shall be located in conduit.
5. Although not required for land use approval, the following comments are provided to guide later civil construction plan approval. No response is required at this time.
 - a. Street Lights will be required along on-site roadways and any constructed frontage improvements.
 - i. General PUD light locations will be provided by the City for developer submission to PUD and incorporation into the PUD site electrical plans.
 - ii. 44th & 40th St NE Street shall be designed as collector arterial utilizing 200 watt equivalent LED fixtures. Spacing of fixtures should be approximately 180’-220’.
 - iii. On-site local streets shall be designed as collector arterial utilizing 100 watt equivalent LED fixtures. Spacing of fixtures should be approximately 180’-220’. Local Streets per EDDS 3-506
 - iv. Contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or wehaugen@snopud.com for more information.
 - b. A sight-distance analysis will be required at all new roadway intersections. See EDDS Standard Plans 3-212-001 & 002 for further guidance along with related earlier EDDS sections.
 - c. A signing and marking plan will be required.
 - i. Stop Signs with stop bars and 50’ of painted centerline on all residential street approaches to arterials. Residential street intersections should not have stop signs except in special circumstances.
 - ii. Street Name signs at all intersections and where street name change
 - iii. Speed Limit signs at entrances to residential developments from arterials or where speed limits change.

¹ EDDS Std. Plan 3-218-002



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Amy Hess, Senior Planner

FROM: Ryan Carney, Surface Water Inspector

DATE: 4/25/2023

SUBJECT: PA23-005 Creekside PRD

1. The City has adopted the 2019 Stormwater Management Manual for Western Washington.
2. For residential projects triggering minimum requirements #6 Runoff Treatment and #7 Flow Control, the stormwater facility lot will be dedicated to the HOA when there are park amenities or substantial landscaping elements. The HOA will be required to maintain the landscaping. The City will receive an easement to maintain the hard infrastructure and inspect and operate the facility.
3. There have been some downstream drainage issues along 40th St NE. These have generally related to the culverts along the road and questions about development in the area.

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



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: April 25th, 2023

SUBJECT: Creekside Planned Residential Development, PA23-005

Public Works Operations has reviewed the Creekside Planned Residential Development submittal and has the following comments:

1. Road A water main tie in shows connecting to 18" transmission main. Connection needs to be made to 8" water main on north side of 44th St;
2. Relocate service line connections to allow for perpendicular installation;
3. Install hydrant assemblies in accordance with Design and Construction standards 2-060;
4. Install Air Vac where needed in accordance with Design and Construction standards 2-070 part G;
5. Water details are not shown;
6. Water main size, valve type etc. not 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

MEMORANDUM

Date: **April 11, 2023**

PA23-005

To: **Amy Hess, Senior Planner**

From: **Michael Snook, Building Official**

Re: **Project Name:** Creekside Planned Residential Development

Applicant: Daniel Wick, Horizon View Holdings/Ian Faulds, LDC, Inc.

Proposal: Applicant has requested Planned Residential Development (PRD) and Binding Site Plan Approval with State Environmental Policy Act (SEPA) review in order to construct a 51-lot Planned Residential Development on approximately 16.19 acres. The project contains seven (7) Category III wetlands, one Category II wetland, and a Type F Stream. Project will construct associated improvements, include clearing, grading, wetland modification, and utility and roadway extensions.

Address: 7808 44th Street NE, 7811 & 7715 40th Street NE

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.
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.
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 existing 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 this overall project the 2018 International Building requirements:

1. The building structure will be required to be designed under the 2018 IBC, Chapter 16, and Structural Design Requirements. 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. Exterior walls are to comply with the 2018 International Building Code, Chapter 6. This includes allowable openings under the 2018 IBC, Chapter 7. 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. 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.