

\$/21/23

Marysville Wa. Planning Dept  
80 Columbia Ave

Amy Hess,

Re: File No. PA23-005

I am most interested in the environmental impact, developing within the 150' buffer zone along the creek (Jones?)

As a 34+ year Homeowner/resident & steward at this creek I know there will be negative impacts in the immediate area ~~and~~ all the way out to Puget Sound. This is a very active wildlife area and I believe A close study should be made before degrading the natural habitat for many species.

Kindly include me in updates to whats happening at this location.

Carol Cantu  
4118 79th Ave NE  
Marysville, WA 98270

Ph# 425 397-0376  
Email: Carolcantu13@yahoo.com

cc

Brochure enclosed,  
Deering Wildflower Acres

**Amy Hess**

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**From:** Dennis O'Brien <denniso1899@gmail.com>  
**Sent:** Saturday, April 8, 2023 5:04 PM  
**To:** Amy Hess  
**Subject:** [External!] PA23-005 Creekside PRD

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

Hello Amy,

I would like to register two comments on the application for AP23-005.

**Comment 1: Road alignment on the south side**

The width of 40th St. appears to indicate that the city wants it to be a fairly major east-west thoroughfare that will bring traffic from 79th Ave to 71st Ave. If this is the intention there does not seem to be much standing in the way of completing this stretch of 40th St except the remaining house at 7715 40th St NE. I believe that the owner of this house had the opportunity to sell all his property to be included in this new development but chose to retain his house on the south side of his property, selling only the north portion of his property. This would signal that the owner intends to stay on this property for some time. Unfortunately the proposed alignment of 40th St requires that this house be removed before it can connect through to 71st Ave, likely delaying the completion of that segment of road for years to come. Can this new short portion of 40th St be reconfigured to align with the existing 40th St before reaching the west boundary of the PRD? This would allow 40th St to be completed, potentially much earlier, without removing the house in question. It seems like 40th St alignment could be achieved while maintaining smooth traffic flow with a round-about or some other device in that area.

**Comment 2: Sewer service area**

New sewer lines will be added from 44th St NE (on the NW side of the PRD) to 79th Ave (on the SW corner of the PRD). This new sewer line has the potential to also service most of the remaining (although not all) buildable area north of 44th St NE including six or seven parcels that, due to terrain, have no gravity-drained sewer possibilities at this time. These parcels would probably add up to 12 or so acres. The key to ensuring the sewer service area extends to those parcels north of 44th ST NE will be the depth of the sewer new inlet at 44th St along the west side of the PRD's parcel #1. There is also another development being proposed further west on 44th St that will add a sewer line along 44th St heading west. This is also a possibility for draining some of this area but will likely not be as good a solution since drainage to the west and south is only 8" in diameter (at places) and already services many houses while this new sewer drainage to the east and south runs directly into a very large new sewer pipe on 79th Ave NE.

Regards,  
Dennis O'Brien  
425.350.1899

## Amy Hess

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**From:** Neta Bennett <neta.bennett@gmail.com>  
**Sent:** Saturday, April 22, 2023 1:19 PM  
**To:** Amy Hess  
**Cc:** Patrick Russell  
**Subject:** [External!] Public Comment for PA23-005 Creekside PRD  
**Attachments:** LandUsage-Wetland-Maintenance.png

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

Regarding: PA23-005 Creekside PRD

Public Notice: <https://marysvillewa.gov/CivicAlerts.aspx?AID=909>

Hello Ms. Hess

We're writing to you as a public comment in response to file # PA23-005.

According to the public notice, this is a proposal for a 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.

For reference, our primary residence is on 3830 79th Ave, with a portion along 38th St NE. The proposed PRD is in close proximity to our home. There are a few items we would like to put forth as requests to increase the impact this new development can have on this area.

### **Speed Limit**

We often hear cars and motorcycles speeding on the stretch of street in front of our house on 79th Ave. More traffic could increase the likelihood of this unsafe activity. We would like to request either a speed limit reduction from 35 to 25 and/or speed bump and/or speed clocking device.

### **Sewer Services**

There are no public sewer services along the whole of 79th Ave, preventing some homes from upgrading to city sewer. Our home has a septic drain field within close proximity to the stream and our desire is to get onto city sewer rather than replace it in the same location. It's assumed there will be quite a bit of work on sewer lines for this project, and now could be a good time to add the same public services to those existing homes that have less services available to them than the newer homes are being afforded. Or, if

there are other viable alternatives the city could partner with us on a relocation of our septic drainfield we would welcome any assistance.

### **Road and Easement Paving**

40th St NE and 38th St. NE are both still unpaved streets, causing a great deal of wear and tear on all the vehicles traveling on them. We would like to request paving of these streets as well as paving of our gravel drive easements (4 ft) to make it more safe by preventing the spread of gravel to the road. Can a plan be established to include this as part of the project (or just a general improvement by the city)?

### **Wetland Maintenance**

We purchased this property in Jan 2020. Just prior to our purchase, the previous homeowner incurred an infraction that required a wetland maintenance mitigation project be adhered to for a period of 3 years. So, we inherited the wetland mitigation work.

You'll see in the attached diagram our property is denoted in the green box.

In case you're unfamiliar with the area, we can confirm the land north (upstream) and south (downstream) from our property has wetland - however it is unmaintained and overwrought with invasive species.

In speaking with the Landscape Management company we are using for the mitigation work, it will be a never-ending challenge to ensure our wedge of land maintains free of invasive species, while the adjacent land is unmaintained.

We are assuming that proposed Creekside PRD will have some wetland maintenance requirement. If the goal is to improve the overall wetland maintenance of this region, we would like to make a public request that there be a fee proposed on the new development to cover the wetland maintenance on the areas of the stream from as north as Line Rd and south to and including the Pond area. The Pond could be a beautiful public area if it were well maintained.

We would ask that you consider this as an option for a far greater ecological impact than some individual properties trying to keep sections clear while up and down stream areas remain invaded and unmaintained.

Regards and thank you for your time.

Neta Bennett  
Patrick Russell  
3830 79th Ave NE, Marysville, WA 98270

Cheryl & Nils Nordmark  
3515 79<sup>th</sup> Ave NE  
Marysville, WA 98270  
425.334.9580  
4/24/2023

Marysville Building Dept.  
Amy Hess, Sr. Planner

Reference: Creekside Development

Dear Amy Hess,

I am writing this letter requesting that you keep the 150 foot buffer around this development. This creek is part of King Creek. It is a cut-throat trout stream. This creek has little fry that live there.

The buffer is essential for the continued health of the trout. The riparian area provides shade to cool the water, filters out polluted water and provides shelter & food for the young fish. The trees provide shade which discourages the growth of algae which robs oxygen from the water. Other plants also keep the water cool in our warm summer months and stops sediment from entering the stream & covering up the gravel that is home for the salmon eggs. The streams also provide valuable insects such as mayflies, damselflies & dragonflies, stoneflies, and other water bugs.

Without this required 150 buffer, we are destroying a valuable cut-throat trout stream. Marysville should not be putting construction above the valuable salmon spawning streams. Marysville and our community need to protect our streams that our cut-throat & other salmon depend on. Marysville needs to be proactive rather than reactive to save our streams.

Sincerely,



Cheryl & Nils Nordmark