

September 1, 2023

City of Marysville  
Community Development Department  
501 Delta Ave.  
Marysville, WA 98270

**RE: Creekside PA23-005 Technical Review 1 – Response to Comments**

Dear Reviewer(s),

Please refer to our responses below which address all review comments received from the City of Marysville on May 8th, 2023, regarding the Creekside BLA submittal package. You will find the markup comments listed in the order that they were written followed by our response in *italics*.

**Planning Comments:**

Amy Hess, Senior Planner, [ahess@marysvillewa.gov](mailto:ahess@marysvillewa.gov)

**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.

***Response: File number added to all plan sheets.***

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.

***Response: Acknowledged***

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

***Response: Acknowledged***

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).

***Response: The table on Prelim-Plat sheet 2 has been revised accordingly.***

5. Minimum lot size in a PRD is 3,500 SF. Lot 18 does not meet the minimum lot size, please revise.

***Response: Lots revised to meet 3,500 SF minimum.***

6. Minimum street setback in a PRD is 10 feet. Please revise lots 34-37 to meet this requirement.

***Response: All lots now meet 10-foot minimum street setback standard.***

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).

***Response: All lots now show/meet 15-foot minimum critical area setback standard.***

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.

***Response: All lots now meet 10-foot minimum rear yard setback standard.***

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.

***Response: Lot layout has been revised to minimize critical area impacts while meeting lot dimensional & setback requirements.***

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.

***Response: An additional WS plan (WS-03) has been added to depict the activation of the existing dry line across APN 01195800099700. Critical area impacts related to this will be completed during the construction submittal once As-builts have been received and vertical design is completed.***

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.

***Response: Additional coordination with City staff has taken place to determine feasible extents for frontage sewer extensions. An approximately 280 LF dry line will be installed along the NE corner of 79<sup>th</sup> frontage, but no sewer extensions are proposed along 44<sup>th</sup> St due to existing road grades that inhibit sewer vertical/coverage.***

12. Consistent with the East Sunnyside Whiskey Ridge standard, future homes on corner lots shall be front onto streets (lot 3).

***Response: Lots 1-3 will all front onto 44<sup>th</sup> St NE with vehicle access from the drive aisle.***

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').

***Response: Retaining wall heights have been decreased to the maximum extent feasible. Exposed vault face setback will meet 15' requirement.***

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.

***Response: The revised lot layouts meets this standard with 17 total lots accessed via Tracts 992, 995, 996, 999.***

15. 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.

***Response: Acknowledged.***

16. Please include density and open space calculations on the plat map/landscape plan in future submittals.

***Response: Density calculations are located on sheet PP-01 of the prelim-plat set.***

#### Open Space Comments

17. 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.

***Response: Chain link fence is no longer proposed. A split rail fence is now proposed in place where chain link was previously.***

The vault in tract 993 shall comply with the 15' setback (see comment 13.1 above).

***Response: Exposed vault face setback now meets 15' requirement on east side of Tract.***

#### Landscaping Comments

18. 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.

***Response: Typical side view of landscape screening of vault wall shown on sheet L-5.***

20.2. Perimeter plantings for open space tracts.

**Response: Perimeter plantings for open space tracts have been provided.**

#### Critical Area Comments

19. 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.

**Response: Lot layout has been revised to minimize critical area impacts while meeting lot dimensional & setback requirements.**

20. 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).

**Response: The onsite buffer restoration and enhancement which would not be required without the buffer averaging will result in a net gain in ecological function to the wetland and stream area; however, if the City would prefer the buffer reduction can be accounted as an indirect wetland impact and mitigated through purchasing credits as has been allowed on other projects within the City. Buffer enhancement would could still be proposed.**

21. 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.

**Response: Buffer reduction is necessary in order to accommodate road and access from 44<sup>th</sup> Street Northeast and 79<sup>th</sup> Avenue Northeast, along with incorporating adequate stormwater infrastructure for the site. These are included in the updated report.**

22. 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.

**Response: A Nationwide Permit (404) and Water Quality Certification (401) application will be submitted to all necessary state and federal agencies.**

23. 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.

**Response: The Preliminary PRD Site Plan has been updated to include the Wetland, Pond, and Stream letters associated with each critical area.**

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

**Response: All maps have been updated to show all the critical areas in their entirety.**

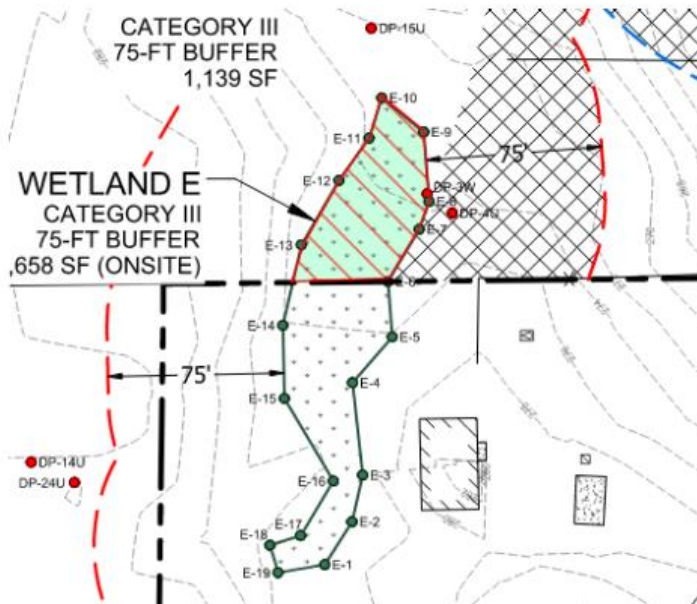
25. Please see and address comments related to application of HPA, drainage, and consistency with impact hierarchy from Morgan Krueger, Washington Department of Fish and Wildlife.

**Response: An HPA permit application will be submitted to the Washington State Department of Fish and Wildlife.**

26. 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.

**Response: The proposed project will comply with Wetland Mitigation in Washington State – Part 1: Agency Policies and Guidance, Washington State Department of Ecology Publication #21-06-003. However, input from local resource groups will be addressed to improve stream and water quality conditions within the watershed to improve water quality and habitat conditions for salmonids.**

27. 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.



**Response: The Conceptual Mitigation Plan has been updated to show the portions of Wetland E that are located onsite. The buffers of Wetland E are not depicted on the site plan because the onsite portion of Wetland E is proposed to be filled in order to accommodate required road access from the east. No onsite buffers for Wetland E are warranted because the offsite indirect impacts to Wetland E have already been accounted for within the Conceptual Mitigation Plan.**

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

***Response: The Conceptual Mitigation Plan report and maps have been updated to incorporate off-site impacts to critical areas and their associated buffers.***

**Department of Ecology Comments:**

Doug Gresham, Wetland Specialist, [Doug.Gresham@ecy.wa.gov](mailto:Doug.Gresham@ecy.wa.gov)

1. 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).
  - 1.1 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).

***Response: The proposed project will comply with Wetland Mitigation in Washington State – Part 1: Agency Policies and Guidance, Washington State Department of Ecology Publication #21-06-003. However, input from local resource groups to address and improve stream and water quality conditions within the watershed to improve water quality and habitat conditions for salmonids. These actions include onsite wetland creation within the watershed to provide immediate benefit in combination with mitigation banking components. Although mitigation banks are the agencies preference, local interest groups prefer onsite mitigation to keep the mitigation within the same immediate drainage basin as the impact.***

- 1.2 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.

***Response: Wetland enhancement within Wetland B is no longer proposed and the conceptual mitigation plan report and maps have been updated to not incorporate wetland enhancement within Wetland B.***

- 1.3 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).

***Response: The areas where wetland creation is proposed along the margins of Wetland B are currently degraded by seasonal mowing and non-native invasive species and would thus benefit from wetland creation.***

- 1.4 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).

***Response: Per MMC 22E.010.120(3), mitigation will be provided through wetland enhancement and creation will be provided at a 4:1 and 1:1 ratio, respectively, for Category II wetland impacts, and a 2:1 and 1:1 ratio, respectively, for Category III impacts. These mitigation ratios are based on City of Marysville guidance.***

2. 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.

***Response: The proposed wetland mitigation will provide immediate ecological lift within the watershed in response to local interest groups, in response to improving water quality within the watershed to improve habitat conditions for salmonids.***

**Army Corps of Engineers Comments:**

Mae Ancheta, Biologist, [Mae.P.Ancheta@usace.army.mil](mailto:Mae.P.Ancheta@usace.army.mil)

1. 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.

***Response: A Nationwide Permit will be submitted to USACE.***

**WA Dept. Fish & Wildlife Comments:**

Morgan Krueger, Habitat Biologist 2, [R4Cplanning@dfw.wa.gov](mailto:R4Cplanning@dfw.wa.gov)

1. 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.

***Response: An HPA permit application will be submitted to the Washington State Department of Fish and Wildlife.***

2. 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 eastern and southern regions of the project site, directly where the type F stream is located.

***Response: Onsite stormwater infiltration is not proposed due to the geotechnical report stating that onsite infiltration is not feasible.***

3. Are there additional application materials outlining the stream crossing implementation and design?

***Response: The proposed stream crossing implementation and design will be further outlined in the final civil plans.***

4. 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.

***Response: Avoidance of wetland and stream impacts is unavoidable due to the road and access to the site from 44th Street Northeast and 79th Avenue Northeast. The site design has been redesigned to incorporate storm water and road access, and the proposed direct impacts are due to the road access from the north and east as required by the City of Marysville.***

**Tulalip Tribes Comments:**

Todd Gray, Environmental Protection Ecologist, [toddgray@tulaliptribes-nsn.gov](mailto:toddgray@tulaliptribes-nsn.gov)

1. Request for more information about the stream crossing and culvert proposed in the SE corner of this project.

***Response: Any fish bearing stream crossings will install fish safe culverts. More detailed design information will be provided at first full civil review.***

2. Request for more plans showing how runoff will be collected from that crossing, routed to the perkfilter, and discharged.

***Response: Stormwater facilities have shifted slightly in the current design. Given the preliminary nature of these plans the design is not yet finalized. More detailed design information will be provided at first full civil review.***

**Civil Plan Reviewer Comments:**

Kacey Simon, Civil Plan Reviewer, [ksimon@marysvillewa.gov](mailto:ksimon@marysvillewa.gov)

1. Existing Utilities

- 1.1. 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.
- 1.2. Water: An 8" ductile iron pipe is located along 79th Ave NE and can be found on record drawing RD378.
- 1.3. Storm: Storm can be found running along the eastern side of 79th Ave NE and can be found on record drawing RD378.

***Response: Acknowledged all.***

2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project.

- 2.1. Water currently runs along both 79th Ave Ne and 44th St NE and will not need to be extended.

***Response: Acknowledged.***

- 2.2. Storm will need to be installed along the projects frontage.

***Response: Storm structures, pipes, and outfalls added along 44<sup>th</sup> and 79<sup>th</sup> frontages where needed to collect/treat runoff and hydrate wetlands.***

- 2.3. Sewer will need to be extending to the east along 44th St NE to the intersection of 79th Ave NE.

***Response: Additional coordination with City staff has taken place to determine feasible extents for frontage sewer extensions. No sewer extension is proposed along 44<sup>th</sup> St due to existing road grades that inhibit sewer vertical/coverage.***



- 2.4. 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.

***Response: An additional WS plan (WS-03) has been added to depict the activation of the existing dry line across APN 01195800099700.***

3. 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.

- 3.1. 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.

***Response: Frontage improvements proposed along 79<sup>th</sup> per EDDS.***

- 3.2. 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.

***Response: Frontage improvements proposed along 44<sup>th</sup> per EDDS.***

#### 4. Dedication Requirements

- 4.1. 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.

***Response: 15' R/W dedication proposed along 44<sup>th</sup> where insufficient R/W exists. No R/W dedication is required along 79<sup>th</sup> as 60' already exists, aside from small SE sliver.***

- 4.2. Should topography create an issue with building the roadway and infrastructure, the applicant shall dedicate additional right-of-way if necessary.

***Response: Acknowledged.***

#### 5. Access

- 5.1. 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.

***Response: Acknowledged.***

- 5.2. 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.

***Response: Acknowledged. Onsite roadways proposed accordingly.***

- 5.3. 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.

***Response: Acknowledged.***

- 5.4. Please show more detail about the proposed box culvert at first civil review.

***Response: Acknowledged.***

6. Drainage: All projects in the city of Marysville must comply with requirements stipulated under the MMC 14.15.040 and 14.15.050.

- 6.1. 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.

***Response: Acknowledged. Minimum requirements met per 2019 DOE Manual.***

- 6.2. The maximum allowed impervious surface coverage for the Zoning designation is 50%.

***Response: Acknowledged.***

- 6.3. Projects that are submitted after 7/1/22 must be compliant with the 2019 Ecology manual.

***Response: Acknowledged. Minimum requirements met per 2019 DOE 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.

***Response: Project datum is NAD-83. Survey info has been added to the cover sheet.***

8. Fire flow will need to be completed prior to 1st civil plan review and submitted with 1st civil plan review.

***Response: Acknowledged.***

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.

***Response: Acknowledged.***

10. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.

***Response: Acknowledged. Onsite grading and retaining walls compliant to maximum extent feasible.***

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.

***Response: Acknowledged.***

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.

***Response: Existing septic systems are now shown on affected properties and nearby water wells offsite.***

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.

***Response: Acknowledged.***

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

***Response: Acknowledged.***

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.

- 15.1. Review Timing:
  - i. First review = 5 weeks
  - ii. Second review = 3 weeks
  - iii. Third review = 3 week
  - iv. Subsequent reviews will be 3 weeks.

***Response: Acknowledged.***

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.

***Response: Acknowledged.***

**Fire District Comments:**

Don McGhee, Assistant Fire Marshal, (360) 363-8500

General Comments

1. Plans do not show any proposed water extensions. Water main extension into the site with approved fire hydrants will be required.

***Response: Acknowledged. Hydrant locations now shown.***

2. No information about available fire flow is provided for the existing fire hydrants near this site.

***Response: Acknowledged.***

3. 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.

***Response: Hydrants proposed as directed with additional near site entrances from frontage.***

4. Three lots will require fire sprinklers due to access, lots 3, 12, and 13.

***Response: Sprinkler note added to sheet WS-01.***

Fire Code Compliance Comments

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.

***Response: Acknowledged.***

2. Any fire code required construction permits (IFC section 105.7) are obtained through Marysville Community Development at 501 Delta Avenue.

***Response: Acknowledged.***

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.

***Response: Acknowledged.***

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.

***Response: Acknowledged.***

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.

***Response: Acknowledged.***

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.

***Response: Acknowledged.***

7. Fire hydrants with approved water supply must be in service prior to building construction.

***Response: Acknowledged.***

8. An adequate access route for fire apparatus must be in service prior to any building construction.

***Response: Acknowledged.***

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.

***Response: Acknowledged.***

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.

***Response: No parking striping is proposed on both side of all autocourts. See sheets RD-01 and RD-02.***

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.

***Response: Acknowledged.***

12. The city address committee will determine address numbers for the lots.

***Response: Acknowledged.***

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

***Response: Acknowledged.***

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.

***Response: Acknowledged.***

**Traffic Review Comments:**

Jesse Birchman, Transportation & Parks Maintenance Manager

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.

- 1.1. 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.

***Response: Acknowledged.***

- 1.2. 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.

***Response: Acknowledged.***

- 1.3. 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.

***Response: Acknowledged.***

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.

- 2.1. Marysville's current TIF rate is \$6,300 per weekday PM peak hour residential vehicle trip.

***Response: Acknowledged.***

- 2.2. Frontage improvements on 44th St NE and 40th St NE are creditable towards the project's TIF.

***Response: Acknowledged.***

- 2.3. 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).

***Response: Acknowledged.***

3. Roadway frontage improvements are required along 44th St NE, 40th St NE, and new on-site roads as follows.

- 3.1. 44th St NE – 3 Lane Arterial with Bike Lane & 70' right-of-way (EDDS Std. Plan 3-201-004)

***Response: Frontage improvements are now shown accurately as directed.***

- 3.2. 40th St NE – 3 Lane Arterial with 60' right-of-way (EDDS Std. Plan 3-201-003)

***Response: Frontage improvements are now shown accurately as directed.***

- 3.3. On-site roads - PRD Access Street with 50' ROW with Planning staff confirmation of PRD criteria compliance. (EDDS Std. Plan 3-218-001)

- 3.3.1. No on-street parking<sup>1</sup> may be proposed for PRDs when the criteria of MMC 22G.080.080(2) are satisfied. No parking signage is required when approved.

***Response: Acknowledged.***

4. Wired utilities along roadway shall be located underground (MMC 22G.090.710). Electrical wires shall be located in conduit.

***Response: Acknowledged.***

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.**

- 5.1. Street Lights will be required along on-site roadways and any constructed frontage improvements.

- 5.1.1. General PUD light locations will be provided by the City for developer submission to PUD and incorporation into the PUD site electrical plans.

- 5.1.2. 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'.

- 5.1.3. 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

- 5.1.4. Contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or wehaugen@snopud.com for more information.

- 5.2. 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.

- 5.3. A signing and marking plan will be required.

- 5.3.1. 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.

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<sup>1</sup> EDDS Std. Plan 3-218-002

- 5.3.2. Street Name signs at all intersections and where street name change
- 5.3.3. Speed Limit signs at entrances to residential developments from arterials or where speed limits change.

***Response: All acknowledged.***

**Storm/Sewer Comments:**

Ryan Carney, Surface Water Inspector, [rcarney@marysvillewa.gov](mailto:rcarney@marysvillewa.gov)

- 1. The City has adopted the 2019 Stormwater Management Manual for Western Washington.

***Response: Acknowledged.***

- 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.

***Response: Acknowledged.***

- 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.

***Response: The proposed project will maintain wetland hydrology onsite and mitigate flow rates released from the detention vault, thus existing drainage issues are not expected to worsen.***

**Public Works Operations Comments:**

Kim Bryant, Water Operations Supervisor, [kbryant@marysvillewa.gov](mailto:kbryant@marysvillewa.gov)  
Tim King, Utility Construction Lead II,  
Ryan Keefe, Water Operations Lead II,

- 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;

***Response: Water main connection revised as directed.***

- 2. Relocate service line connections to allow for perpendicular installation;

***Response: Service lines revised accordingly.***

- 3. Install hydrant assemblies in accordance with Design and Construction standards 2-060;

***Response: Hydrant assemblies proposed per 2-060.***

- 4. Install Air Vac where needed in accordance with Design and Construction standards 2-070 part G;

***Response: Air Vac proposed per 2-070.***



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5. Water details are not shown;

***Response: Water details will be added to the full construction submittal.***

6. Water main size, valve type etc. not shown.

***Response: Water callouts have been added to the utility plans.***

**Community Development Department Comments:**

Michael Snook, Building Official, [msnook@marysvillewa.gov](mailto:msnook@marysvillewa.gov)

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.

***Response: Acknowledged.***

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.

***Response: Acknowledged.***

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.

***Response: Acknowledged.***

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.

***Response: Acknowledged.***

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.

***Response: Acknowledged.***

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

***Response: Acknowledged.***

7. 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.

***Response: Acknowledged.***

8. Please provide scaled floor plans with square footage.

***Response: Acknowledged.***

9. Show on the plans the type of building materials proposed, and if required, what type of fire-resistant construction will be required.

***Response: Acknowledged.***

10. 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.

***Response: Acknowledged.***

11. A Fire Sprinkler system may be required. The applicant is to verify this requirement with the Fire Marshal's Office.

***Response: Acknowledged.***

12. 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.

***Response: Acknowledged.***

13. 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.

***Response: Acknowledged.***

14. Building application for plan review will be approximately 4-6 weeks for first-time plan review comments.

***Response: Acknowledged.***

### **Public Comments:**

Dennis O'Brien - Neighboring Resident:

1. Concerns about road alignment and sewer service area.

- 1.1. Road Alignment: Requests that the new short portion of 40<sup>th</sup> St align with the existing 40<sup>th</sup> St before reaching the west boundary of the PRD. States that this would allow 40<sup>th</sup> St to be completed, potentially much earlier, without removing the house in question. It seems like 40<sup>th</sup> St alignment could be achieved while maintaining smooth traffic flow with a round-about or some other device in that area.

**Response: This is not feasible based on the existing stream and wetland area in the southeast property portion.**

- 1.2. Sewer service: Recommendation for sewer service area expansion with proposed sewer extension.

**Response: A dry sewer line will be constructed along the NE property frontage to allow potential future connection should the line be activated. The span of 79<sup>th</sup> Ave between NE and SE property frontage is the frontage of a separate property.**

Neta Bennett - Neighboring Resident:

1. Concerned about the neighborhood speed limit, sewer services, road and easement paving, and wetland maintenance and provided requests to increase the community benefit of the new development.

- 1.1. Speed Limit: Concerned about more traffic increasing the likelihood of speeding on 79<sup>th</sup> Ave. Requests either a speed limit reduction from 35 to 25 and/or speed bump and/or speed clocking device.

**Response: This decision is for the city to make, please contact City staff with concerns.**

- 1.2. Sewer Services: Concerned that the area along 79<sup>th</sup> Ave lacks public sewer services and requests adding public sewer connections to existing homes alongside the development of sewer lines for this new development. Open to partnership regarding other viable alternatives.

**Response: A dry sewer line will be constructed along the NE property frontage to allow potential future connection should the line be activated. The span of 79<sup>th</sup> Ave between NE and SE property frontage is the frontage of a separate property.**

- 1.3. Road and Easement Paving: Concerned that 40<sup>th</sup> St NE and 38<sup>th</sup> St NE are unpaved. Requests a plan regarding the pavement of these streets and their gravel drive easements (4ft) to prevent the spread of gravel.

**Response: 40<sup>th</sup> St NE is offsite and unable to be improved based on wetland & stream proximity. This project proposes a slight realignment and will construct a portion of the new 40<sup>th</sup> St NE.**

- 1.4. Wetland Maintenance: Requests a fee be placed on the new development to cover the wetland maintenance for the areas of the stream as far north as Line Rd and south to and including the Pond area.

**Response: DOE Manual requirements and City code requirements are being met for wetland protection, buffer mitigation/creation, and enhancement.**

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Cheryl and Nils Nordmark - Neighboring Resident:

1. Concerned about the wetland buffer, citing buffer as essential for health of cut-throat trout fry, and requests 150 ft buffer around the development.

***Response: DOE Manual requirements and City code requirements are being met for wetland protection, buffer mitigation/creation, and enhancement.***

Sincerely,

***LDC, Inc.***



Ian Faulds, PM

Senior Planner