



COMMUNITY DEVELOPMENT DEPARTMENT
501 Delta Avenue ♦ Marysville, WA 98270 ♦ (360) 363-8000

December 6, 2023

LDC, Inc.
20210 142nd Ave NE
Woodinville WA 98072

Re: PA23-005 – Creekside PRD – Technical Review 3
7808 40th Street, 7811 & 7715 40th Street NE, APNs 29050200100200,
29050200100300, and 29050200100400

The following comments are required to be addressed prior to a SEPA determination being issued:

1. An updated/amended Traffic Impact Analysis shall be submitted.
2. A signed [Snohomish County Traffic Mitigation Offer](#) shall be completed and submitted to the City.
3. Payment for the Engineering Variance shall be made, total due - \$714.00.

All other comments can be addressed in the Staff Report or during civil construction plan review.

*Please include lot square footages on all lots on future site plan sheets.

Enclosed are copies of comments received from other City departments and reviewing agencies. 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. 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



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Amy Hess, Senior Planner
FROM: Ryan Carney, Surface Water Inspector
DATE: 12/5/2023
SUBJECT: PA23-005 Creekside PRD

1. Please provide vehicle access for maintenance purposes to the stormwater facility (spreader bar) on Tract 993.
2. Please show stormwater facility features (access points, manholes, and vents) for the vault located on Tract 994 on the landscaping plans.

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 – Senior Planner

FROM: Jesse Hannahs, P.E. – Traffic Engineering Manager

DATE: December 4, 2023

SUBJECT: PA 22-005 – Creekside PRD

I have reviewed the Site Plan for the proposed Creekside PRD at 8310 E Sunnyside School RD and 7808 44th ST NE and 7715 & 7811 40th ST NE and have the following comments:

- 1) Traffic impact fees will be required from the City and depending on trip generation/distribution, may be required from the County and State.
 - a. 40th ST NE & 44th ST NE roadways are eligible for Traffic Impact Fee (TIF) credits.
- 2) A Traffic Impact Analysis (TIA) will be required.
 - a. This would include, for City approval, development of trip generation/distribution followed after City review/approval by identification of impacts and, where required, mitigation approaches.
 - b. TIA should follow City guidelines to be provided.
 - c. Trip Distribution shall follow representations to be provided for neighboring areas developed based upon Comprehensive Plan Traffic Model to be provided.
- 3) Undergrounding of existing overhead utilities along all public roadway frontages shall be required.
- 4) Frontage improvements shall be required upon 44th ST NE.
 - a. 44th ST NE is designated as a Collector Arterial.
 - b. Roadway cross-section shall be 70' ROW three lane roadway with bike lanes per EDDS Standard Plan 3-201-004.
- 5) Per the Comprehensive Plan, 40th ST NE shall be extended west from 79th Ave NE towards 71st Ave NE.
 - a. Roadway cross-section shall be 70' ROW three lane roadway with bike lanes per EDDS Standard Plan 3-201-004.
 - i. Indicate upon cross-section, all roadway lane designations with dimensions.
 - b. Roadway shall be constructed to parcel line unless not feasible due to vertical/elevations of roadway with adjacent parcel.
 - i. If feasible, construction shall include all 40th ST NE (Road C) & Road B intersection ADA curb ramps.
- 6) Per EDDS 3-506, street lighting will be required.
 - a. Roadways:

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- i. Street Lighting upon public residential streets shall be PUD installed fiberglass pole installation type street lighting utilizing 100 watt equivalent LED fixtures.
 - ii. Street Lighting upon Arterial Streets of 79th Ave NE, 40th ST NE and 44th ST NE shall be PUD installed fiberglass pole installation type street lighting utilizing 250 watt equivalent LED fixtures.
 - b. Spacing of fixtures should be approximately 180'-220'.
 - c. As part of civil construction approval proposed PUD street lighting locations will be provided by the City to the developer for submission to PUD and incorporation into the PUD site electrical plans.
 - d. Snohomish County PUD Process:
 - i. For specific questions regarding street lighting, contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or wehaugen@snopud.com for more information.
- 7) ADA Curb Ramps:
- a. ADA curb ramps shall be provided to cross all legs of all public roadway intersections.
 - i. Add curb ramps for south leg of Road A intersection near Lots 8 & 40.
 - ii. Add curb ramps for east leg of Road A & Road B intersection near Lots 45 & 28.
 - iii. Add curb ramp(s) to cross east leg of 44th ST NE & Road A intersection.
 - 1. Only curb ramp upon frontage required as north side of roadway is unimproved with no curb/gutter.
 - iv. If feasible for construction to parcel property line, construct all ADA curb ramps for intersection of 40th ST NE & Road B.
- 8) Roadway narrowing over culverts/wetlands:
- a. Traffic Division will support a variance request with requirement that **sidewalks shall be 6' width** as planter strip is not provided.
- 9) Sight distance analysis shall be required of all new intersections upon existing roadways.
- a. Of specific concern is sight distance at new intersection of 44th ST NE & Road A with previous proposed developments in vicinity having sight distance issues with access points onto 44th ST NE due to vertical roadway curvature.
- 10) A signing and channelization plan shall be required as part of civil construction plans.
- a. Signing:
 - i. Stop Sign with stop bar shall be placed on all residential street approaches to arterials.
 - 1. Residential street intersections should not have stop signs.
 - 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.

- iv. Parking restrictions, given challenges of sanitation pickup, shall be placed upon outside of all 90 degree curves within proposed development.
 - 1. Example = from west of Tract 996 access drive to south of Lot 18.
 - v. Type IV Object Markers and Future Roadway Connection sign to be placed at west end of 40th ST NE.
 - 1. Barricades are not desirable given significant maintenance requirements unless topography require installation for purposes of safety.
 - vi. Stop Sign with stop bar shall be placed on 40th ST NE approach to 79th Ave NE.
- b. Channelization:
- i. Stop bars upon residential street approaches to arterials of 40th ST NE and 44th ST NE shall be only striping upon residential streets.
 - ii. 44th St NE striping shall add EB bike lane along curb line.
 - iii. 40th ST NE shall be striped as permanent condition with bike lanes and two-way left turn lane including stop bar for EB approach to 79th Ave NE.