



COMMUNITY DEVELOPMENT DEPARTMENT
80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX

May 25 2022

Jesse Jarrell
LDC, Inc
20210 142nd Ave NE
Woodinville, WA 98072

Re: PA22-017 – Marysville 172 – Technical Review 1

Dear Jesse,

After preliminary site plan review of the above referenced proposal, the Planning Division has the following comments:

1. Please include file number PA22-017 on all future site, landscape, civil and lighting plan submittals.
2. As outlined in pre-application comment No. 20, the applicant shall be required to submit a narrative outlining compliance with the applicable site and building design standards outlined in the Lakewood Neighborhood Master Plan, with the formal land use application. This includes demonstration of compliance with the following design standards:
 - 2.1. B.1(2) Relationship of Buildings to Site and Street Front and Open Space
 - 2.2. B.1(3) Relationship of Buildings and Site to Adjoining Area
 - 2.3. B.1(4) Landscaping and Site Treatment
 - 2.4. B.1(5) Site Design Utilizing Crime Prevention through Environmental Design
 - 2.5. B.1(6) Building Design – Human-Scale Standards
 - 2.6. B.1(7) Building Design – Architectural Scale
 - 2.7. B.1(8) Building Design – Entrances
 - 2.8. B.1(9) Building Design Details
 - 2.9. B.1(10) Window Design for Residential Uses
 - 2.10. B.1(11) Building Materials
 - 2.11. B.1(12) Blank Walls
 - 2.12. B.1(13) Pedestrian Circulation
 - 2.13. B.6 Community open space and recreation space required
 - 2.14. B.10 Storage space and collection points for recyclables
 - 2.15. B.12 Fences

- 2.16. B.12 Street Connectivity
- 2.17. B.13 Service Areas and Mechanical Equipment
3. Amend Sheet TO-01, depicting, or referencing, if unable to depict the following encumbrances outlined in the Title Report:
- 3.1. Seattle and Montana Railway Company easement (AFN 5850); and
- 3.2. City of Marysville waterline easement (AFN 1805322).
4. Amend Sheets ASP-01, ASP-02, SP-01 and all other applicable sheets as follows:
- 4.1. Based on the City's definition for Townhouse vs. Multifamily Dwelling Unit, the proposed development would be considered *Multifamily*.
- The proposed land use stated on CS-01 and SP-01 is *Townhomes*—please revise accordingly.
- 4.2. As referenced on the Civil Plans, the project is to occur in (2) phases. Revise plans to clearly show the dedicated areas of Phase 1 and Phase 2; the existing denotation is difficult to read.
- 4.3. Provide the following bulk and dimensional standards:
- | | |
|-------------------------------|-----|
| . Street setback | 20' |
| . Interior setback | 15' |
| . Height | 45' |
| . Impervious surface coverage | 75% |
- It appears that Buildings G & L may encroach into the required setbacks. Encourage a greater setback on the south property line, as a required 10 L1 Landscape buffer is required to be provided, which will likely take away all solar access to Buildings G, L & O.
- 4.4. Demonstrate compliance with impervious surface standards (75% maximum). Show calculation and total impervious surface percentages allowed and proposed.
- 4.5. Please note, all dedicated right of way should not be included in the density and impervious surface calculations. Further, all calculations should be for the overall development, not per phase.
- 4.6. Provide open space calculations demonstrating compliance with LNMP Section B.6.
- Children's play equipment and recreational activity space for children and/or teens that include parent seating areas are required in residential complexes with 20 or more units. "Nature Playground" is referenced within the Landscaping Plans. Please provide example or clarification as to how this will satisfy the play equipment requirements.
- As referenced on L0.00, the total residential open space provided is 107,529 sq. ft. However, the shaded open spaces areas total 103,084 sq. ft. Please revise and demonstrate compliance by providing these calculations. Further, please clarify which open spaces areas these shaded areas represent.

Color coding which open space and landscaped areas are which along with the associated calculations is encouraged.

4.7. Provide the following as it relates to **MMC 22C.130, Parking and Loading**:

Studio – 1.25 per DU	1 Bedroom – 1.5 per DU	2 + Bedrooms – 1.75 per DU
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Demonstrate compliance with the required parking standards of [MMC 22C.130.030](#) by showing the required and proposed parking calculations.

As mentioned in the Project Narrative and referenced on the Civil Plans, the applicant has proposed less parking spaces than what was shown to be required. Modifications to required parking standards must be approved by the Hearing Examiner. If the applicant wishes to pursue a variance per [MMC 22C.130.090](#), an application for such shall be formally submitted.

4.8. Provide detailed parking plan that demonstrates the proposed parking spaces meet the sizing and dimensional standards required per [MMC 22C.130.050](#), including the ADA parking spaces requirements of subsection (5)(e).

4.9. Provide turning radii, as follows:

- . Turning radii - 20 ft. (inside)
- . Turning radii (fire/solid waste) - 30.5 ft. (inside) 46 ft. (outside)

4.10. Being as the proposed development includes more than 20 parking spaces, bicycle parking is required at 5% of the total number of required parking spaces per MMC 22C.130.030. Demonstrate compliance with [MMC 22C.130.060](#) by including the calculations and location on the site plan.

4.11. Identify and/or clarify the location of the required service areas (trash dumpsters, recycling areas, mechanical equipment, electrical panels etc.). These areas must be sited and concealed per LNMP B.13.

4.12. Pedestrian pathways that traverse a parking lot shall be constructed with concrete or other approved decorative surface and must be universally accessible and meet ADA standards. This detail shall be provided on the site and civil plans (see attached redlines).

4.13. Add the following notes:

- . Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility to the public. If such elements are mounted in a location visible from the street, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened with vegetation or by architectural features.
- . Locate and/or shield noise producing mechanical equipment such as fans, heat pumps, etc so that noise reaching the adjacent properties is less than 50 dBA.
- . All mechanical equipment shall be organized, proportioned, detailed, screened, landscaped (with decks or terraces) and/or colored to be an integral element of the building and minimize visual impacts from the ground

level of adjacent streets and properties. For example, screening features should utilize similar building materials and forms to blend with the architectural character of the building.

5. Prior to civil construction plan approval, a detailed landscaping plan depicting all of the applicable elements outlined in [MMC Chapter 22C.120](#), Sections B.3, B.6 and B.13 of the LNMP and the Administrative Landscaping Guidelines shall be approved. Comments on the preliminary landscape plan are forthcoming.
6. Prior to civil construction plan approval, an exterior lighting plan meeting the standards outlined in LNMP B.3(4)(c) and MMC 22C.130.050(3)(d) shall be required to be approved.

The exterior lighting plan shall be part of the architectural concept. Lighting shall enhance the building design and adjoining landscaping. Appropriate lighting levels shall be provided in all areas used by pedestrians or automobiles, including building entries, walkways, parking areas, circulation areas, and other open space areas, in order to ensure safety and security; enhance and encourage evening activities; and provide a distinctive character to the area. New developments shall provide a lighting site plan which identifies lighting equipment, locations and standards, and implements the following design standards:

- 6.1. All public areas shall be lighted with average minimum and maximum levels as follows:
- 6.2. Minimum (for low or non-pedestrian and vehicular traffic areas) of one-half foot candle;
- 6.3. Moderate (for moderate or high volume pedestrian areas) of one to two foot candles; and
- 6.4. Maximum (for high volume pedestrian areas and building entries) of four foot candles.
- 6.5. Lighting shall be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.
- 6.6. Parking lot lighting shall be provided. Parking lot illumination locations, materials and fixture design will be required to be submitted with your formal application. The following design standards apply:
- 6.7. Parking lot lighting fixtures shall be full cut-off, dark sky rated and mounted no more than 25 feet above the ground, with lower fixtures preferable so as to maintain a human scale;
- 6.8. All fixtures over 15 feet in height shall be fitted with a full cut-off shield;
- 6.9. Pedestrian scale lighting (light fixtures no taller than 15 feet) is encouraged in areas of pedestrian activity. Lighting shall enable pedestrians to identify a face 45 feet away in order to promote safety;
- 6.10. Parking lot lighting shall be designed to provide security lighting to all parking spaces;
- 6.11. Lighting shall be shielded in a manner that does not disturb residential uses or pose a hazard to passing traffic. Lighting should not be permitted to trespass onto adjacent private parcels nor shall light source (luminaire) be visible at the property line.

- 6.12. Pedestrian-scale lighting (light fixtures no taller than 15 feet) is encouraged in areas with high anticipated pedestrian activity. All fixtures over 15 feet in height shall be fitted with a full cut-off shield, be dark sky rated, and mounted no more than 25 feet above the ground with lower fixtures preferable so as to maintain a human scale. Lighting shall enable pedestrians to identify a face 45 feet away in order to promote safety.
 - 6.13. Light levels at the property line should not exceed 0.1 foot candles (fc) adjacent to business properties, and 0.05 foot candles adjacent to residential properties.
 - 6.14. All building lights shall be directed onto the building itself and/or the ground immediately adjacent to it. The light emissions should not be visible above the roofline of the building. Light fixtures other than traditional cobra heads are encouraged.
 - 6.15. Limited accent on trees and provisions for seasonal lighting is acceptable.
 - 6.16. Limited accent lighting on architectural and landscape features is encouraged to add interest and focal points.
7. The following are the estimated impact fees that would apply to this project:

Impact Fee Type	Impact Fee Rate	Units/Buildings	Total
Traffic	\$6,300 per PMPHT 0.52 PMPHT per unit – 4 PMPHT for existing SFRs	474	\$1,527,624
Parks	\$1,220 per MF unit	474	\$578,280
Schools (Lakewood)	\$445 per studio or one bedroom MF unit	Unknown	Unknown
Schools (Lakewood)	\$1,641 per 2+ bedroom MF unit	Unknown	Unknown
Schools (Admin)	\$100.00 per building	15	\$1,500.00

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. 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 360.363.8216, or by e-mail at emorgan@marysvillewa.gov.

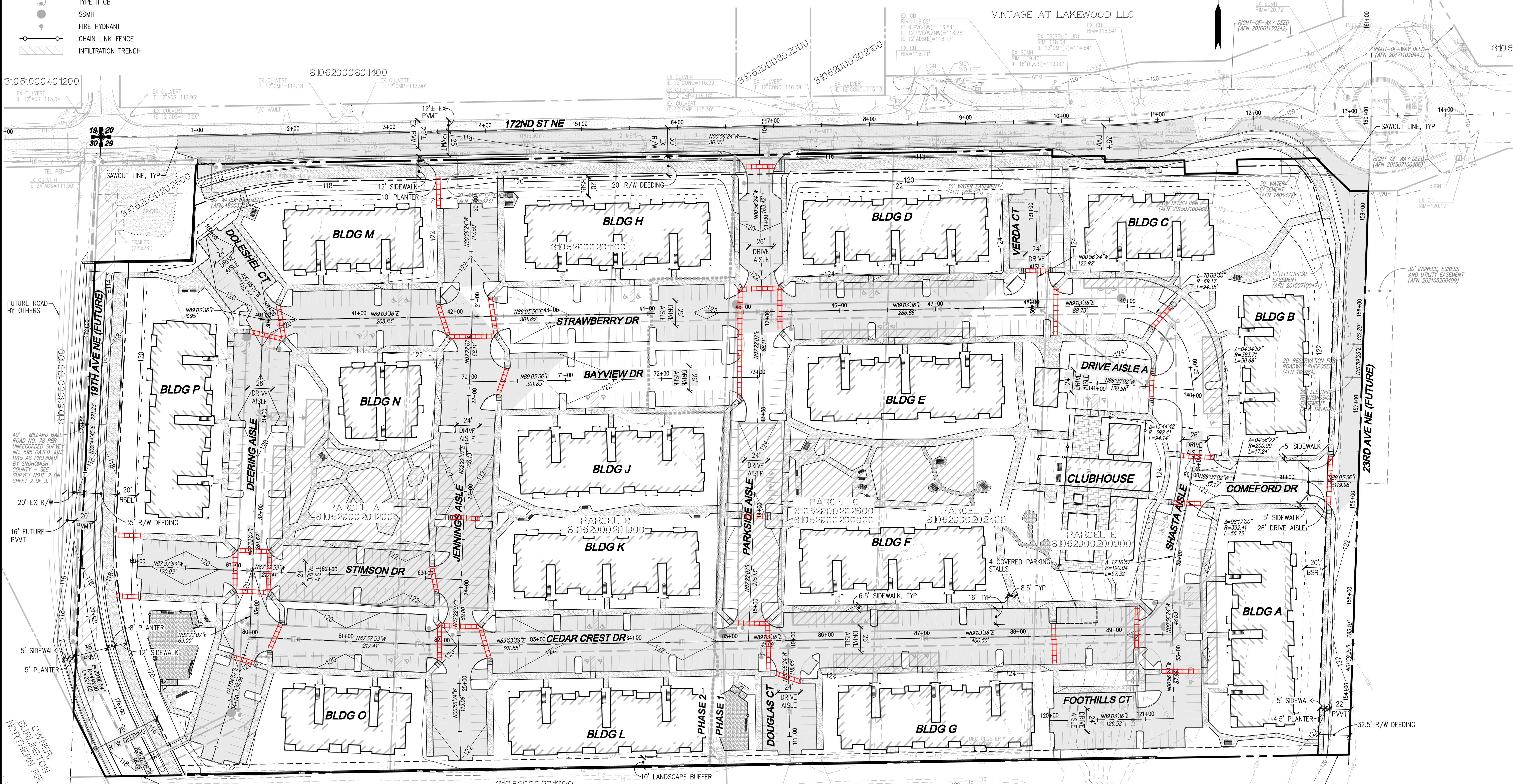
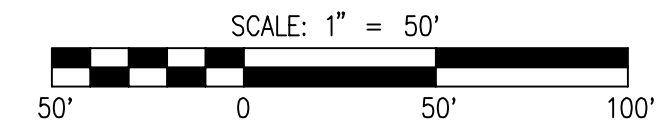
Sincerely,

Emily Morgan
Senior Planner

e-copy: Chris Holland, Planning Manager
Noosha Tashakor, Marysville 172 Development, LLC

NW 1/4 OF NW 1/4 OF SEC 29 TWN 31 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

LEGEND	
	STORM PIPE
	SEWER PIPE
	WATER PIPE
	TYPE I CB
	TYPE II CB
	SSMH
	FIRE HYDRANT
	CHAIN LINK FENCE
	INFILTRATION TRENCH
	ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	GRAVEL



PROJECT INFORMATION

PARCEL #/SITE ADDRESS:	1930 172ND ST NE
31052900201200:	1930 172ND ST NE
31052900201100:	2008 172ND ST NE
31052900201900:	2008 172ND ST NE
31052900200800:	2104 172ND ST NE
31052900202600:	
31052900202400:	2124 172ND ST NE
31052900200900:	N/A

GROSS SITE AREA: 625,749 SF 18.96 AC
 LESS ROW TO BE DEEDED: 66,865 SF 1.53 AC
 NET SITE AREA: 759,084 SF 17.43 AC
 CURRENT ZONING: MIXED USE (MU)
 PROPOSED LAND USE: RESIDENTIAL - TOWNHOMES
 CITY OF MARYSVILLE
 WATER: CITY OF MARYSVILLE
 SEWER: SNOHOMISH COUNTY PUD NO. 1
 GAS: PUGET SOUND ENERGY
 TELEPHONE: FRONTIER
 CABLE: COMCAST
 SCHOOL DISTRICT: LAKE STEVENS SCHOOL DISTRICT NO. 306
 FIRE DISTRICT: MARYSVILLE FIRE DISTRICT 1FA

PARKING CALCULATIONS

MIN PARKING REQUIRED:	762 SPACES
TOTAL PARKING DESIGNED:	758 SPACES
TOTAL ADA PARKING REQUIRED:	40.16 SPACES
TOTAL ADA PARKING DESIGNED:	41 SPACES
TOTAL VAN ACCESSIBLE ADA PARKING REQUIRED:	7 SPACES
TOTAL VAN ACCESSIBLE ADA PARKING DESIGNED:	8 SPACES

DENSITY CALCULATIONS

TOTAL UNITS ALLOWED:	487 (17.43 AC x 28 DU/AC)
TOTAL UNITS PROVIDED:	474
NET DENSITY:	474 DU / 17.43 AC = 27.2 DU/AC
MAX BUILDING FLOOR AREA:	607,267 SF
PROPOSED BUILDING FLOOR AREA:	520,055 SF
MIN RESIDENTIAL OPEN SPACE REQUIRED:	104,011 SF (TOTAL BUILDING FLOOR AREA x 20%)
DESIGNED RESIDENTIAL OPEN SPACE:	107,529 SF
MIN LANDSCAPE OPEN SPACE REQUIRED:	227,725 SF (NET SITE AREA x 30%)
DESIGNED LANDSCAPE OPEN SPACE:	239,882 SF

IMPERVIOUS AREAS

PHASE 1:	5.53 AC
PHASE 2:	5.92 AC
19TH AVE NE:	0.49 AC
172ND ST NE:	0.24 AC
TOTAL:	12.18 AC

UTILITY NOTE
 THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER
 THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN DECEMBER, 2021. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

PA

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
 Utilities Underground Location Center

NO.	DATE	DESCRIPTION

BY

INTRACORP HOMES

MARYSVILLE 172 AND 23 APARTMENTS

PRELIMINARY SITE PLAN

LDC
 Surveying
 Engineering
 Planning

Kent
 Woodinville
 Woodinville, WA 98072
 www.LDCcorp.com

Olympia
 F 425-482-2893

T 425-806-1869

KESSIE A. JARRELL
 PROFESSIONAL ENGINEER
 16844

JOB NUMBER: C21147A
 DRAWING NAME: C21147AP-SP-PL
 DESIGNER: JAJ
 DRAFTING BY: RCR
 DATE: 4-19-22
 SCALE: 1"=50'
 JURISDICTION: CITY OF MARYSVILLE

SP-01

SHEET 3 OF 16



PUBLIC WORKS DEPARTMENT
80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX

MEMORANDUM

To: Chris Holland, Planning Manager

From: Shane Whitney, Civil Plan Reviewer

RE: Marysville 172, File# PA22-017
New Apartment Complex
1930, 2008 & 2104 172nd Street NE & Parcel #'s 31052900201200, 2600, 1100, 1200

Date: 5/27/2022

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

1. **Existing utilities:**

- a. Sanitary sewer: There is an existing force main fronting the project. The project is not to tie into that line.
- b. Water: The existing 12 main fronting the project on 172nd Street NE is shown on record drawing W775.
- c. Storm: There are only open conveyance ditches fronting the project.

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

- a. Sewer main will need to be extended within the planned extension of 19th Ave. NE.
- b. Water main shall be extended along the projects frontage of the planned extension of 19th Ave. NE.
- c. Storm drainage will need to be provided for the widening of 172nd Street NE and the portion of 19th Ave. NE that will need to be constructed.

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. 172nd Street NE shall be constructed in accordance with Standard Plan 3-201-002
- b. 19th Ave. NE shall be per EDDS Standard Plan 3-204-004 with three lanes and bike lanes including curb/gutter, landscape strip, 5' west side sidewalk and 12' east side multi-use path. Half street construction for this project will require a 24 foot wide driving surface.
- c. Improvements for the proposed roundabout at 19th Ave and 172nd Street will be required for this project. Guidance provided by the Traffic Engineer shall be followed in regards to this projects responsibility for roundabout construction.
- d. For the future 23rd Ave NE, the half street improvement must have a 24 foot wide driving surface, a 5 foot planter and a 5 foot sidewalk.

4. **Dedication Requirements:**

- a. The final dedication for 172nd Street as a 5 lane roadway, would require a total half width of 50 feet. This will allow for the 12 foot multi-use path that the Traffic Engineer has noted. Should additional right-of-way be required due to topography issues, the applicant shall dedicate whatever is necessary.
- b. 19th Ave NE will require a 77 foot wide dedication for full buildout. The project will require greater than a 37.5 foot dedication where only partial improvements will be constructed. To build the 12 multi-use path and planter strip and at least 2 lanes of travel, will need to have at a minimum of 41 feet of dedication.
- c. For 23rd Ave NE, it appears that a 15 foot dedication will be necessary.
- d. Additional area may need to be dedicated so as to accommodate construction of the future roundabout.

5. **Access:**

- a. Should WSDOT agree to a connection onto 172nd, it will be limited to a right in and right out traffic movement.
- b. Access via 23rd Ave will need to meet the spacing guideline from section 3-301 of the EDDS. Spacing from a roundabout is the same as a signalized intersection.
- c. The minimum width of a commercial driveway is 24-feet and the maximum is 40-feet.
- d. The internal access roads will need to meet the circulation requirements of the Fire Marshall.

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 2012 Ecology Manual as amended in 2014. Projects above the 5,000 square feet threshold must comply with requirements stipulated in Volume I, Chapter 2 of the Stormwater Management Manual for Western Washington. The following revisions will be necessary in the next submittal:
 - Minimum Requirement #1: Preparation of Stormwater Site Plans
 - A basin map for the pre and post developed conditions will be necessary.
 - Additional information shall be provided to ensure that the infiltration trenches will have adequate separation from the seasonal water table.
 - The proposed bioretention areas shall have to meet the required separation distance from the seasonal water table. Elevations for these items were not provided.
 - Please revise the impervious surface calculations for the roadway sections that need to be increased based on the comments that have been provided.
- b. In the geotechnical report I did not see where they provided an infiltration rate. Please clarify where that is in the report. The geotech is to review the plans, in the report they stated infiltration is not feasible for this project.
- c. The conveyance analysis will be necessary with the civil submittal.

Other Comments:

7. Survey control datum NAVD-88 and NAD-83 are required to be used.

8. 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.
9. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.
10. In looking at the proposed contours along 172nd, it seems that the slope down to the sidewalk may exceed applicable standards.
11. I did not see where the proposed dumpster locations are to be placed. If I have missed that please let me know.
12. 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.
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 Shane Whitney, Civil Plan Reviewer. The first *civil construction* plan submittal is to consist of a plan set, a completed grading permit application, 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 weeks
 - iv. Subsequent reviews repeat the above schedule.

16. Please be advised these comments are in reference to specific items and do not imply a full review of the civil plans that were submitted. Additional comments which may change the design requirements will be provided once the grading permit has been submitted.

If you have additional questions regarding the above comments, please contact me at (360) 363-8227 or at swhitney@marysvillewa.gov.

cc: Ken McIntyre, PE, Assistant City Engineer



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Chris Holland, Planning Manager

FROM: Brad Zahnow, Development Services Technician

DATE: April 29, 2022

SUBJECT: PA22-017 Marysville 172 Multi-family
1930, 2008, 2104 & 2124 172nd Street NE
APNs: 31052900200900, 31052900202400, 31052900202600,
31052900200800, 31052900201900, 31052900201100 &
31052900201200

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

Main fees for an existing water main within 172nd Street will be assessed at \$2.25/ft. of frontage.

ULID/LID Fees

No ULID or LID fees are applicable to this project.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



UTILITY CAPITAL IMPROVEMENT CHARGES - 2022

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
PUBLIC WORKS

MEMORANDUM

TO: Chris Holland, Planning Manager

FROM: Kim Bryant, Water Operations Supervisor
Tim King, Utility Construction Lead II
Ryan Keefe, Water Operations Lead II

DATE: May 13th, 2022

SUBJECT: Marysville 172 Multi Family, PA21017

Public Works Operations has reviewed the Marysville 172 submittal and has the following comments:

1. Size and material of water main not called out;
2. Water details not shown;
3. Do not see any domestic water meters called out on plans;
4. Do not see any irrigation meters and corresponding backflow devices called out on plans;
5. Water main is shown connecting to a water main on 19th Ave that does not currently exist;
6. Water main tie in on 172nd St shall be a live tap;
7. Install mainline valves on either side of hydrant assembly out front of building A;
8. Install mainline valves on either side of hydrant assembly next to Doleshel CT.

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



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Chris Holland, Planning Manager

FROM: Brooke Ensor, NPDES Coordinator

DATE: 5/17/2022

SUBJECT: PA22-017 Marysville 172 Multi-family

1. The City is adopting the 2019 Stormwater Management Manual for Western Washington in June. **This project will be vested to the 2012 Stormwater Management Manual for Western Washington, as amended in 2014 until July 1, 2027.** Visit the City's surface water web page to view a training. www.marysvillewa.gov/179/Surface-Water
2. Surface Water capital improvement charges will apply to your project. Refer to code section 14.07.010 for more information.
3. For commercial projects triggering minimum requirements #6 Runoff Treatment and #7 Flow Control will be required to record a covenant/easement for all of the facilities that will become privately owned and maintained (attached). A draft should be submitted with Civil Plan review documents. An online copy of this form can be found by visiting the City web site: <http://www.marysvillewa.gov/96/Community-Development> then clicking on "Permit applications, forms and fees" then "Engineering Services."
4. We have responded to numerous drainage problems over the years in this area. I have attached some of the applicable records.
5. There is a significant upstream contribution to the ditches that are converging on this property. Analysis of the contributing flows will be necessary to size the conveyance.
6. Discuss with Engineering Services which proprietary underground facilities are acceptable for this application. Some underground modular systems impossible to maintain and will not be accepted.
7. City requirements do not negate any other state or federal requirements that may apply.

If you have questions regarding these comments, please contact me at 360-363-8288 or bensor@marysvillewa.gov.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

cc: Matt Eyer, Storm/Sewer Supervisor



Stormwater Covenant and Easement

Community Development Department 80 Columbia Avenue Marysville, WA 98270

(360) 363 -8100 Phone (360) 651-5099 FAX Office Hours: Monday – Friday 7:30 AM -4:00 PM

Instructions Page

For the Developer:

Does your Project trigger minimum requirements #6 Runoff Treatment, or #7 Flow Control AND the facility(ies) will be on private property?

If “no” then this covenant does not need to be recorded.

Otherwise, please complete the enclosed documents. The draft document should be submitted for review with the other civil plan documents. It does not need signatures at that time. Exhibit B- Facilities Maintenance Plan should include a map showing where the storm water features are located on the property and describe the maintenance requirements. Once the infrastructure is built, review the document. If construction altered the stormwater utility layout update the appropriate information. The documents must be signed by all parties with an ownership interest in the property (include additional signature blocks and notary acknowledgement forms as necessary). Have the final document signatures notarized. Record before final occupancy is issued.

Recording notes:

- Do not write within the one-inch border
- Type or print legibly and in an easily readable font
- Print documents single sided and provide original copies with original signatures

When Recorded, Return to:

City of Marysville
Community Development
80 Columbia Ave
Marysville, WA 98270

**Stormwater Covenant and Easement
(MMC 14.15.155)**

DOCUMENT TITLE: <i>Project Name</i> Stormwater Covenant and Easement
Grantor: <i>Property Owner Name</i>
Grantee: CITY OF MARYSVILLE, a Municipal Corporation
Legal Description (abbreviated):
Assessor's Parcel(s):
Address:
Reference Number(s):
City of Marysville Project No: City of Marysville Building Permit No:
Note The Auditor/Recorder will rely on the information provided on this form. City staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

Stormwater Covenant and Easement (MMC 14.15.155)

This Stormwater Covenant and Easement (the "Agreement") is executed in favor of the City of Marysville (the "City") by the undersigned owner(s) (the "Grantor") of the following described real property situated in the City of Marysville, Snohomish County, State of Washington (the "Property") (insert complete legal description):

(attach Exhibit A if necessary to fit full legal description)

WHEREAS, pursuant to Marysville Municipal Code Chapter 14.15, as may be hereafter amended, a condition of developing the Property requires that it have adequate stormwater drainage; and

WHEREAS, the Grantor has installed a private storm drainage system for the Property; and

WHEREAS, such a private storm drainage system will require ongoing maintenance as detailed in the approved Facility Maintenance Plan to ensure it operates as designed;

WHEREAS, the private storm drainage system includes the following specified drainage control facilities, which are documented in the drainage control plan drawing(s), as amended by record drawing(s) on file with the City of Marysville. The following runoff treatment or flow control facilities are onsite:

	Detention or Infiltration Pond		BMP T8.20 Sand Filter vault
	Detention or Infiltration Vault		BMP T8.30 Linear Sand Filter
	BMP T5.15 Permeable Pavements		BMP T8.40 Media Filter Drain
	Detention Tank/Pipes		BMP T9.10 Basic Biofiltration Swale
	BMP T5.16 Tree Retention and Tree Planting		BMP T9.20 Wet Biofiltration Swale
	BMP T5.17 Vegetated Roofs		BMP T9.30 Continuous Inflow biofiltration Swale
	BMP T5.20 Rainwater Harvesting		BMP T9.40 Basic Filter Strip
	BMP T5.30 Full Dispersion area		BMP T10.10 Wetponds-Basic and Large
	BMP T6.10 Presettling Basin		BMP T10.20 Wetvaults
	BMP T7.10 Infiltration Basins		BMP T10.30 Stormwater Treatment Wetlands
	BMP T7.20 Infiltration trenches		BMP T10.40 Combined Detention and Wetpool Facilities
	BMP T7.30 Bioretention Cells, Swales and Planter Boxes		BMP T11.10 API (Baffle type) Separator bay
	BMP T7.40: Compost-amended Vegetated Filter Strips (CAVFS)		BMP T11.11 Coalescing Plate (CP) Separator Bay

	BMP T8.10 Basic Sand Filter basin	Ecology approved Emerging Technology Manufacturer: Device Name:
	BMP T8.11 Large Sand Filter basin	

Now, therefore, the Grantor, on behalf of Grantor and Grantor's heirs, successors, and assigns, agrees to the following and hereby creates a covenant running with the land that shall be binding upon all parties and their heirs, successors, and assigns forever:

- (1) The Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns, agrees to and shall:
 - (a) inspect and maintain the above described drainage control facilities in accordance with the provisions of Marysville Municipal Code (MMC) Title 14, the approved Facility Maintenance Plan (attached hereto as Exhibit B and incorporated by this reference), and any other provisions applicable to the facilities, as now and hereafter in effect;
 - (b) implement the terms of the drainage control plan required for development; and
 - (c) inform all future purchasers, heirs, successors, and assigns of the existence of the drainage control facilities and other elements of the drainage control plan and the limitations of the drainage control facilities.

- (2) The Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns, hereby grants permission for authorized representatives of the City of Marysville to enter onto the Property for inspection, monitoring, correction, or abatement of conditions related to the Property's drainage control plan, drainage control facilities, MMC Title 14, or any other MMC provision applicable to drainage control, as now and hereafter in effect.

- (3) If the private storm drainage system is not maintained in accordance with the approved or record drawing design, the Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns grants the City the right to inspect and repair the system and assess reasonable costs for the work that may be charged against the Property, the Property owner, or any beneficiary.

- (4) The Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns:
 - (a) Agrees and acknowledges that the City is not responsible for the adequacy or performance of the drainage control plan or the drainage control facilities;
 - (b) Agrees to accept any and all risks of harm, loss, injury, or damage related to the drainage control plan or the drainage control facilities; and
 - (c) Hereby waives any right to assert any and all present and future claims against the City, whether known or unknown, for any harm, loss, injury, or damage occurring either on or off the Property, related to the drainage control plan, the drainage control facilities, or drainage

or erosion on the Property, except only for such harm, loss, injury, or damage that directly results from the sole negligence of the City.

- (5) This Agreement shall be recorded in the real estate records of the Auditor's Office of Snohomish County, Washington. If any provision of this Agreement is held invalid, the remainder of the Agreement is not affected.
- (6) The obligations of the Grantor and each of the Grantor's heirs, successors, and assigns under this Agreement shall terminate when that person sells, devises, or transfers the Property, or his or her interest therein, unless the obligation arises out of a claim of negligence or intentional act of that person.

Now, therefore, to this end, the Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns, hereby grants a perpetual easement to the City of Marysville and its authorized representatives to enter the Property, inspect the private storm drainage system, and make necessary repairs, with any expenses incurred being chargeable against the Property, the Property owner, and any beneficiary.

By: _____ Date: _____

Type signer's name here, Type signer's title or affiliation

Type company name here

Type address here

Type City, State, Zip here

By: _____ Date: _____

Type signer's name here, Type signer's title or affiliation

Type company name here

Type address here

Type City, State, Zip here

ACKNOWLEDGEMENT

(Individual)

STATE OF WASHINGTON)
)ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____
_____ is the person who appeared before me, and said person
acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary
act for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 20_____.

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at _____

My commission expires _____

(Entity)

STATE OF WASHINGTON)
)ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____
_____ is the person who appeared before me, and said person
acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute
the instrument and acknowledged it as the _____
of _____ to be the free and voluntary act of such party for the uses
and purposes mentioned in the instrument.

DATED this _____ day of _____, 20_____.

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at _____

My commission expires _____

ACKNOWLEDGEMENT

(Individual)

STATE OF WASHINGTON)
)ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____
_____ is the person who appeared before me, and said person
acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary
act for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 20_____.

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at _____

My commission expires _____

(Entity)

STATE OF WASHINGTON)
)ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____
_____ is the person who appeared before me, and said person
acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute
the instrument and acknowledged it as the _____
of _____ to be the free and voluntary act of such party for the uses
and purposes mentioned in the instrument.

DATED this _____ day of _____, 20_____.

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at _____

My commission expires _____

EXHIBIT A

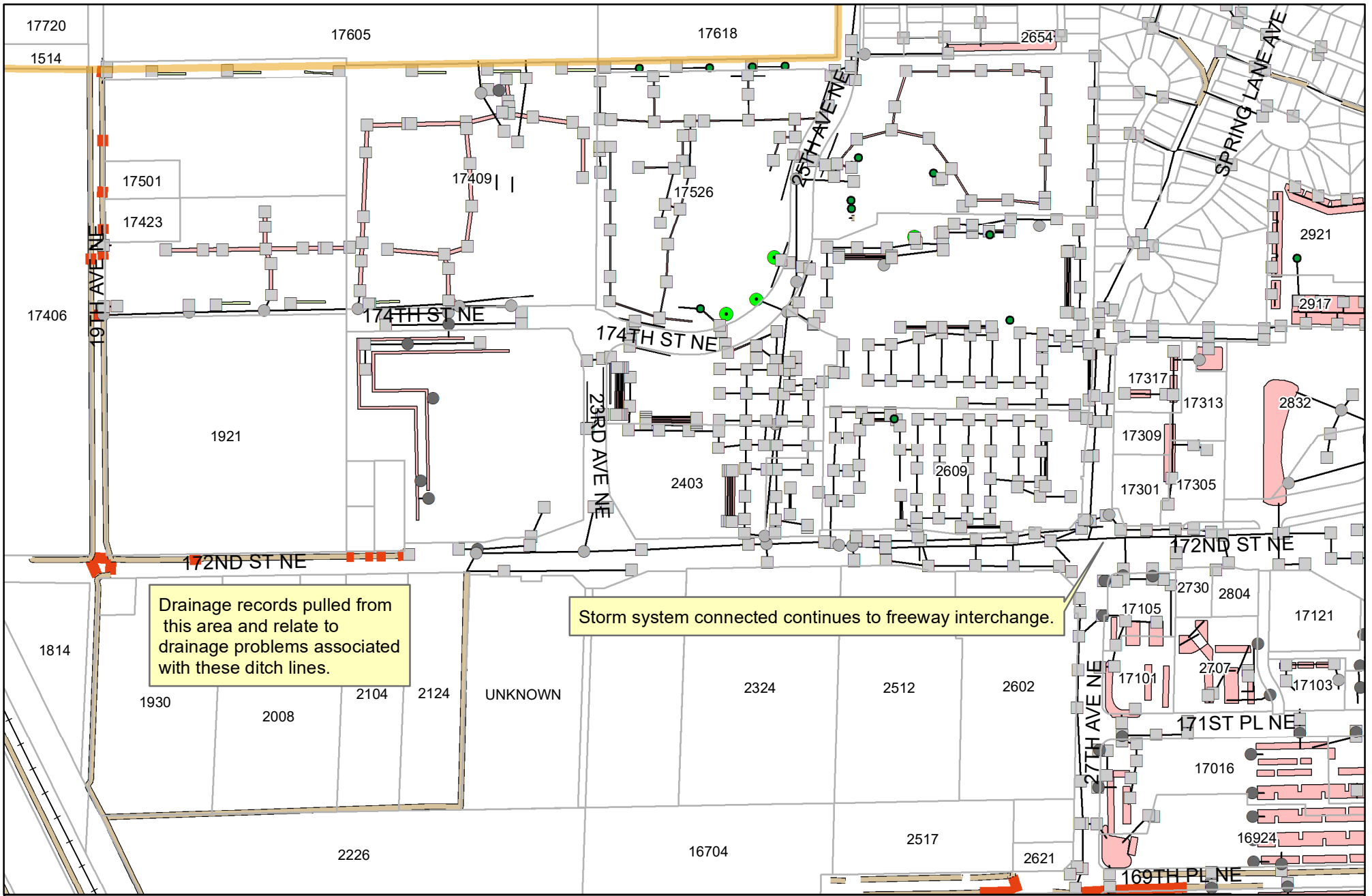
LEGAL DESCRIPTION

(Insert complete legal description):

Situated in the City of Marysville, County of Snohomish, State of Washington.

EXHIBIT B

FACILITIES MAINTENANCE PLAN





Drainage records pulled from this area and relate to drainage problems associated with these ditch lines.

Storm system connected continues to freeway interchange.



**Marysville 172 and 23 Apartments
PA22-017
Drainage Records**

May 2022

-  Parcels
-  MARYSVILLE



1 inch = 350 feet

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Kaylie Matthews

From: Adam Benton
Sent: Thursday, February 6, 2014 12:56 PM
To: 'Richard.Wagner@bnsf.com'
Cc: Kari Chennault
Subject: Marysville Inspection and Maintenance - BNSF Permitting Questions
Attachments: Maintenance & Ownership.pdf

Richard,

As per my previous message, the City is hoping to conduct ditch, stream and culvert inspections along the BNSF Right-of-Way starting from 172nd Street NE and continuing for approximately 2 miles south. The inspections have been spurred by recurring flooding of private properties in the vicinity of 172nd Street NE and 19th Avenue NE and along 148th Street NE. These areas are drained by the aforementioned ditches and culverts.

I'm hopeful that you can walk the City through the process of obtaining any permits we will need to conduct the inspections.

Depending on the results of the inspections the City may find it necessary to conduct maintenance such as ditching, jetting of culverts and beaver removal. I'm also interested as to what the permitting process will be for maintenance work?

I've attached a series of maps which show the areas we're interested in inspecting. Please don't hesitate to call or e-mail with questions.

Sincerely,

Adam

Adam Benton

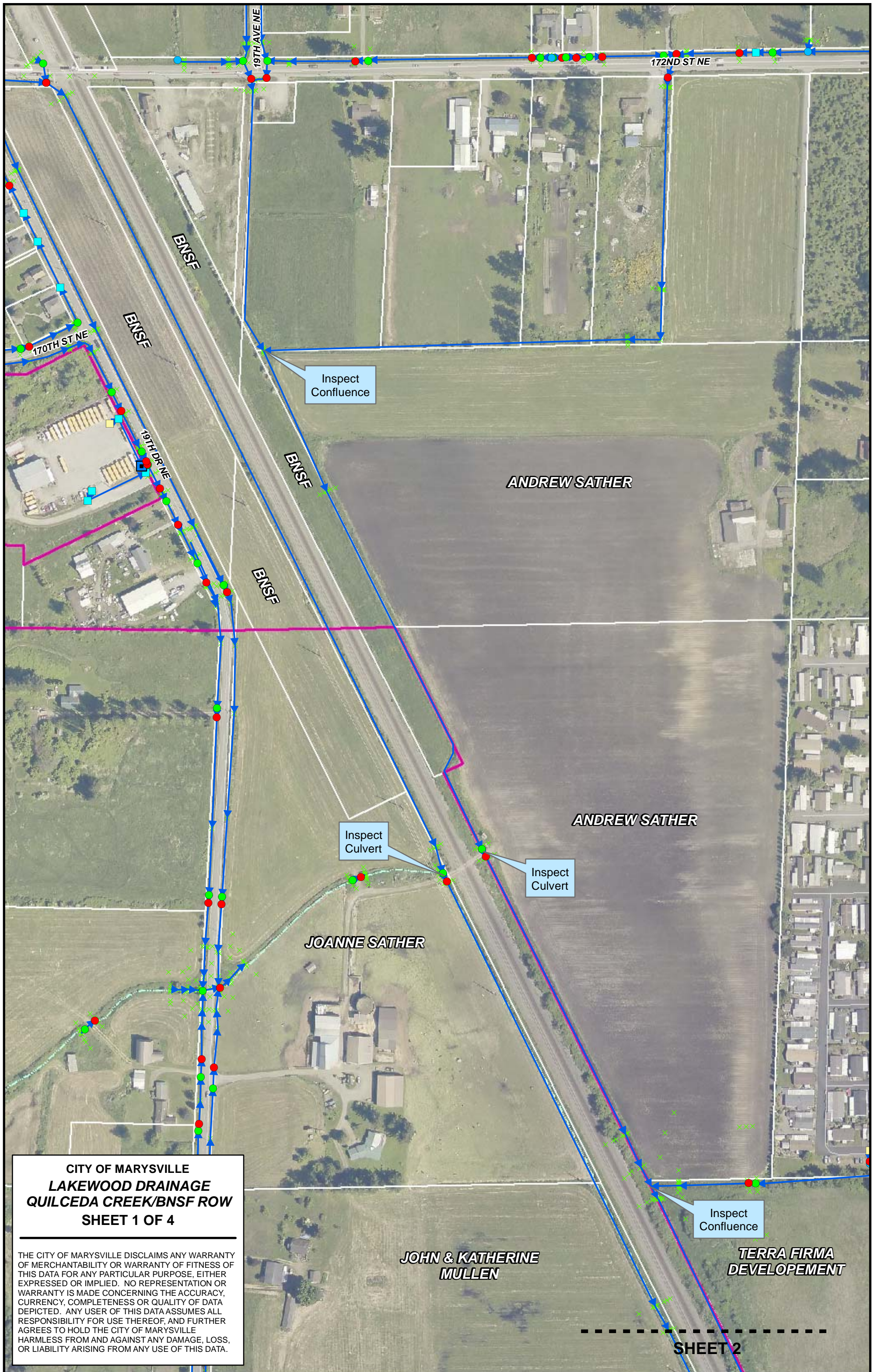
Surface Water Specialist

City of Marysville | 80 Columbia Avenue | Marysville, WA 98270

d: 360.363.8283 | c: 425.754.0281 | f: 360.363.8284



Please consider the environment before printing this email



**CITY OF MARYSVILLE
 LAKEWOOD DRAINAGE
 QUILCEDA CREEK/BNSF ROW
 SHEET 1 OF 4**

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SHEET 2

SHEET 1

JOHN & KATHERINE MULLEN

TERRA FIRMA DEVELOPEMENT

THOMAS & LINDA GILLMORE

JULIE FARRIS

PUD #1

TERRA FIRMA DEVELOPEMENT

ARVID & MARY KRAFT

Inspect Culvert

156TH ST NE

Inspect Culvert

156TH ST NE

LELAND LARSON

CITY OF MARYSVILLE
LAKEWOOD DRAINAGE
QUILCEDA CREEK/BNSF ROW
SHEET 2 OF 4

PINEVIEW LLC

SHEET 3

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LELAND LARSON

SHEET 2

Inspect Stream
(Southern Leg?)

PINEVIEW LLC

Inspect
Culvert?

SPPF LLC

TWIN LAKES AVE

Inspect
Culvert?

PINEVIEW LLC

JOYCE
DICKSON

148TH ST NE

PUD #1

Inspect Stream

MARYSVILLE FIRST
ASSEMBLY OF GOD

CITY OF MARYSVILLE
LAKEWOOD DRAINAGE
QUILCEDA CREEK/BNSF ROW
SHEET 3 OF 4

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SHEET 4

51

SHEET 3

PUD #1

WSDOT

MARYSVILLE FIRST ASSEMBLY OF GOD

144TH ST NE

31ST AVENUE

142ND ST NE

MCGREGOR

Inspect Culvert

SMOKEY POINT BLVD

I-5

I-5

140TH ST NE

**CITY OF MARYSVILLE
 LAKEWOOD DRAINAGE
 QUILCEDA CREEK/BNSF ROW
 SHEET 4 OF 4**

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Request Category		Department		Staff		Date		
Flooding		Street		Teri McCann		2/21/2012		
Owner/Contact						Phone		
Louise Nolf						360-642-7450		
Site Address	Site Street		Cross or From Street			To Street		
1921	172ND ST NE							
Unit Number	City State Zip	Parcel ID		Utility Account No		Trakit ID		
	Marysville, WA							
Description								
02-21-12 10:00a email from PW: Called reporting ditch overflowing at her address, reported to Tnewman.								
Date Scheduled	Issued By	Est. Hrs.	Est. Crew	Est. Flag.	Notice?	Billed?	Locate Number	Locate Call Date
		0	0	0	<input type="checkbox"/>	<input type="checkbox"/>		
Start Date		Completed?	Complete Date			Additional WO		
		<input checked="" type="checkbox"/>	2/21/2012					
Work Order Type			Eng. Project				MVID	
Customer Service Request								
Instructions								
Visited site checked for garbage in culvert removed								
Follow Up								

Activity List



Request Category		Department		Staff		Date	
Culvert / Ditch maintenance		Storm		Teri McCann		4/9/2012	
Owner/Contact						Phone	
Charles Crowe						425-791-7345	
Site Address	Site Street		Cross or From Street			To Street	
2131	172ND ST NE						
Unit Number	City State Zip	Parcel ID		Utility Account No		Trakit ID	
	Marysville, WA						
Description							
Resident reporting that culvert is not draining properly, it has never held water as long as it does now. Erosion has caused road to wash away up to fog line on east side of driveway.Replaced culvert							
Date Scheduled	Issued By	Est. Hrs.	Est. Crew	Est. Flag.	Notice?	Billed?	Locate Number
		0	0	0	<input type="checkbox"/>	<input type="checkbox"/>	
Start Date		Completed?	Complete Date			Additional WO	
		<input checked="" type="checkbox"/>					
Work Order Type			Eng. Project			MVID	
Customer Service Request							
Instructions							
Follow Up							

Activity List



Request Category		Department		Staff		Date	
Drainage problem		Storm		Teri McCann		4/9/2013	
Owner/Contact						Phone	
Louise Nolf						360-652-7450	
Site Address	Site Street		Cross or From Street			To Street	
1921	172ND ST NE						
Unit Number	City State Zip		Parcel ID		Utility Account No		Trakit ID
	Marysville, WA						
Description							
Customer says field is flooded again, something is not draining properly, culverts plugged??? Told her I would send someone to check and make contact with her.							
Date Scheduled	Issued By	Est. Hrs.	Est. Crew	Est. Flag.	Notice?	Billed?	Locate Number
		0	0	0	<input type="checkbox"/>	<input type="checkbox"/>	
Start Date		Completed?	Complete Date			Additional WO	
		<input checked="" type="checkbox"/>	4/9/2013				
Work Order Type			Eng. Project				MVID
Customer Service Request							
Instructions							
Mike and Jake checked it out found everything working correctly. Must be that after the heavy rain the night before it didn't get a chance to get to the ditch and go away.							
Follow Up							

Activity List



Request Category		Department		Staff		Date	
Culvert / Ditch maintenance		Storm		Teri McCann		9/23/2013	
Owner/Contact						Phone	
Margaret Larson						360-435-2592	
Site Address	Site Street		Cross or From Street			To Street	
	172ND ST NE		19TH AVE NE				
Unit Number	City State Zip	Parcel ID		Utility Account No		Trakit ID	
	Marysville, WA						
Description							
09-16-13 Email via pw: Margaret Larson has her estate property on the corner of 172nd St and 19th Ave, calling to request the ditches be cleaned out. She said the person that is farming her property is very concerned.							
Date Scheduled	Issued By	Est. Hrs.	Est. Crew	Est. Flag	Notice?	Billed?	Locate Number
		0	0	0	<input type="checkbox"/>	<input type="checkbox"/>	
Start Date		Completed?	Complete Date			Additional WO	
		<input checked="" type="checkbox"/>	10/8/2013				
Work Order Type			Eng. Project			MVID	
Customer Service Request							
Instructions							
Boom mower did all the ditches along her property and this allowed the water to flow down the ditches. I checked them right after a heavy rain found no backup in ditches. Randy							
Follow Up							

Activity List



Request Category		Department		Staff		Date		
Culvert / Ditch maintenance		Storm		Teri McCann		1/14/2014		
Owner/Contact						Phone		
Bill Harvey						360-652-0868		
Site Address	Site Street		Cross or From Street			To Street		
2008	172ND ST NE							
Unit Number	City State Zip		Parcel ID		Utility Account No		Trakit ID	
	Marysville, WA							
Description								
email via pw: Bill Harvey is the man who called about the plugged culvert on 172nd St. He lives at 2008 172nd St and the culvert is plugged across the street. He said he has reported this before and would like contact at (360)652-0868.								
Date Scheduled	Issued By	Est. Hrs.	Est. Crew	Est. Flag	Notice?	Billed?	Locate Number	Locate Call Date
		0	0	0	<input type="checkbox"/>	<input type="checkbox"/>		
Start Date		Completed?	Complete Date			Additional WO		
		<input checked="" type="checkbox"/>	1/16/2014					
Work Order Type			Eng. Project				MVID	
Customer Service Request								
Instructions								
I went out and looked at the ditches, Removed some vegetation blocking the culverts and restored some of the flow to them, then called Mr. Harvey and explained that the ditches do need some vegetation removed but for now it is open and flowing. On his voice mail since he didn't answer his phone I did this while looking for him at his house.								
Follow Up								

Activity List



Request Category		Department		Staff		Date		
Flooding		Storm		Teri McCann		3/6/2014		
Owner/Contact						Phone		
WSDOT, WSP								
Site Address	Site Street	Cross or From Street		To Street				
2100	172ND ST NE							
Unit Number	City State Zip	Parcel ID		Utility Account No		Trakit ID		
	Marysville, WA							
Description								
email via pw: I received a call from Teresa at WSDOT who received a call from WSP reporting water over the road at 2100 SR531 (172nd ST) milepost 583. I called Paul K. who will send someone out to check. 3-6-14 Eddie B. and Kevin W. went to investigate and there was no more water over roadway. They checked from Edward Springs Reservoir to 67th ave.								
Date Scheduled	Issued By	Est. Hrs.	Est. Crew	Est. Flag.	Notice?	Billed?	Locate Number	Locate Call Date
		0	0	0	<input type="checkbox"/>	<input type="checkbox"/>		
Start Date		Completed?	Complete Date		Additional WO			
		<input checked="" type="checkbox"/>	3/6/2014					
Work Order Type			Eng. Project				MVID	
Customer Service Request								
Instructions								
Follow Up								

Activity List



Request Category		Department		Staff		Date	
Culvert / Ditch maintenance		Storm		Mary Vermeulen		3/16/2015	
Owner/Contact						Phone	
John Schloredt						206-310-9232	
Site Address	Site Street		Cross or From Street			To Street	
2124	172ND ST NE						
Unit Number	City State Zip		Parcel ID		Utility Account No		Trakit ID
	Marysville, WA						
Description							
Homeowner states ditch on east side of his property is clogged needs cleaned out.							
Date Scheduled	Issued By	Est. Hrs.	Est. Crew	Est. Flag.	Notice?	Billed?	Locate Number
		0	0	0	<input type="checkbox"/>	<input type="checkbox"/>	
Start Date	Completed?	Complete Date			Additional WO		
	<input checked="" type="checkbox"/>	3/27/2015					
Work Order Type			Eng. Project				MVID
Customer Service Request							
Instructions							
Follow Up							
This is a private ditch, I called home owner and explained that we can't do anything about it.							

Activity List



Request Category		Department		Staff		Date	
Drainage problem		Storm		Shauna Crane		1/24/2018	
Owner/Contact						Phone	
NANCY NOLF						206-409-0210	
Site Address	Site Street		Cross or From Street			To Street	
1921	172ND ST NE						
Unit Number	City State Zip		Parcel ID		Utility Account No		Trakit ID
	Marysville, WA				571210000000		
Description							
CUSTOMER STATES THIS IS A PROBLEM EVERY YEAR. WATER DOES NOT DRIAN ON THE S/E CORNER							
Date Scheduled	Issued By	Est. Hrs.	Est. Crew	Est. Flag.	Notice?	Billed?	Locate Number
		0	0	0	<input type="checkbox"/>	<input type="checkbox"/>	
Start Date		Completed?	Complete Date			Additional WO	
		<input checked="" type="checkbox"/>	1/25/2018				
Work Order Type			Eng. Project				MVID
Customer Service Request							
Instructions							
Follow Up							
Everything is open and flowing as good as it will, the only way to change it is to change the topography of this area.RS this system has been updated as much as it is going to be.							

Activity List



MEMORANDUM

TO: Chris Holland – Planning Manager

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

DATE: May 16, 2022

SUBJECT: PA 22-017 – Marysville 172

I have reviewed the Site Plan submittal for the proposed Marysville 172 at 1930, 2008 & 2104 172nd 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. Traffic Impact Fee credits are allowed for construction of projects included within the TIF calculations including:
 - i. 172nd ST NE (SR 531) widening.
 - ii. 172nd ST NE & 23rd Ave NE Roundabout construction.
 1. Includes addition of 4th leg of intersection and subsequent roundabout modifications.
- 2) A Traffic Impact Analysis (TIA) will be required.
 - a. Traffic Mitigation required:
 - i. Intersections on 172nd St NE at 11th Ave NE and 19th Ave NE fail concurrency and are not part of the TIF calculation, thus mitigation shall be required as part of development.
 1. 172nd ST NE & 19th Ave NE roundabout construction is required by SEPA for “The Lodge V” as well.
 2. 172nd St NE & 11th Ave NE roundabout construction, to date with other approved developments, has not failed concurrency.
- 3) Frontage improvements shall be required upon 19th Ave NE and 172nd ST NE including additional asphalt pavement, curb, gutter, landscape strip, sidewalk and street lighting.
 - a. 19th Ave NE:
 - i. Roadway shall be per EDDS Standard Plan 3-204-004 with three lanes and bike lanes including curb/gutter, landscape strip, 5’ west side sidewalk and 12’ east side multi-use path.
 - b. 172nd ST NE:
 - i. Roadway shall be per EDDS Standard Plan 3-201-002 with five lanes including curb/gutter, landscape strip and 12’ multi-use paths on both sides.
 - c. 172nd ST NE & 19th Ave NE Roundabout:
 - i. Comp Plan calls for a four leg multi-lane roundabout at this location. The east approach/departure roadway will be 4/5 lanes with all other leg roadways 3 lanes.

- ii. Development TIA indicates that concurrency is not met at intersection in Horizon Year thus developer should be to provide for design and construction of roundabout.
 - iii. Any improvements upon 19th Ave NE and 172nd ST NE shall either include roundabout construction or be compatible with roundabout construction.
 - d. 172nd ST NE & 11th Ave NE Roundabout:
 - i. Comp Plan calls for a four leg single-lane roundabout at this location.
 - ii. Development TIA indicates that concurrency is not met at intersection in Opening Year with development thus developer should be to provide for design and construction of roundabout.
 - iii. Any improvements upon 19th Ave NE and 172nd ST NE shall either include roundabout construction or be compatible with roundabout construction.
 - iv.
- 4) Access Management:
 - a. Full access shall not be allowed from development directly onto 172nd ST NE (SR 531).
 - i. Any access point onto 172nd ST NE between 19th Ave NE and 23rd Ave NE shall be a right-in/right-out only access.
 - ii. WSDOT approval will be required for proposed right-in/right-out access to 172nd ST NE (SR 531).
 - iii. Median pork chop island shall be required to further restrict to right-in/right-out only.
 - b. Given size of development and limitation of access directly to 172nd ST NE, access onto 19th Ave NE is recommended and shall meet access management standards of EDDS 3-301.
 - i. 19th Ave NE posted speed limit shall be assumed as 35 mph.
 - ii. Access management standards for distance from roundabouts shall be the same as for signalized intersections.
- 5) Per EDDS 3-506, street lighting will be required upon all public street frontages as part of civil construction plans.
 - a. Street lighting on 19th Ave NE and 172nd ST NE shall be required as decorative style street light assemblies with LED fixtures to match existing fixtures on each street.
 - i. 19th Ave NE shall be designed as Collector Arterial/Residential.
 - ii. 172th ST NE shall be designed as Principal Arterial/Commercial.
 - iii. Fixtures would be Lumec Renaissance Series per to be provided City Specification.
 - 1. Specification should be requested via emailed to jhannahs@marysvillewa.gov
 - 2. PUD street lighting shall not be installed in Lakewood area upon arterial or connector roadways.
 - iv. Lighting design shall incorporate fixture wattage to match those already installed upon each respective roadway.
 - b. Photometric layouts shall be required for design with photometrics consisting of staggered lighting on both sides of each roadway and development to install only street lighting on frontage side of each roadway.

- 6) Channelization and Signing Plan shall be required as part of civil construction plans for all public roadways.



MARYSVILLE POLICE DEPARTMENT
"SERVICE WITH HONOR"



Memorandum

DATE: April 28, 2022
TO: Chris Holland, Community Development Dept.
FROM: Brad Akau, Commander

RE: PA 22-017

I have reviewed the applicant requesting Administrative Multi-family Site Plan approval to construct a 474-unit apartment complex within fifteen apartment buildings, on 18.96 acres, including surface parking, carports, recreational amenities, a club house, and a pool.

The Police Department recommends the following:

- The builder to provide low-level lighting on the access driveway that is maintained within the property lines
- Builder to provide lighting in the play area/open space and parking areas, which is also maintained within the property lines
- Address and complex name should be clearly visible from the street
- Apartment numbers should be visible from the access drive
- Shared securable mailboxes installed where activity around it can be viewed by residents from inside their residence and preferably lighting nearby so it can be seen during the hours of darkness
- Shrubs should be no more than three (3) feet high for visibility from the lower unit windows to parking/pedestrian areas
- Lower branches on trees to be at least seven (7) feet off the ground for visibility from the lower units to the parking/pedestrian areas
- The dumpster area should be visible from exterior fencing or enclosed and secured to eliminate a hiding area
- All outside receptacles should be securable to discourage illegal activity

Feel free to contact me at 360.363.8301 if you have any questions.



COMMUNITY DEVELOPMENT DEPARTMENT
80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX

MEMORANDUM

Date: May 5, 2022

To: Chris Holland, Planning Manager

From: John Dorcas, Building Official

Project name: Marysville 172 Multi-Family

PA22-017 (Pre-App21-004)

Applicant: Marysville 172 Development, LLC

Proposal: The applicant is requesting Administrative *Multi-family Site Plan* approval in order to construct a 474 unit apartment complex within fifteen apartment buildings, on 18.96 acres, including surface parking, carports, recreational amenities, club house and pool.

Address: 1930, 2008, 2104 & 2124 172nd Street NE

In response to your request for review for the above project. Please note the following items below are to be submitted and/or verified by the applicant for this project. These comments are similar to the review comments dated February 4, 2021 under Pre-App21-004. Prior to any type of grading site work, please submit a complete grading permit application with civil construction plans for review and approval. Please contact me to set up a plan submittal meeting or if there are any further questions in regards to the preliminary review comments.

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 in which would apply to this project.
Prior to plan submittal; you will need to contact our office a minimum of 3-5 working days to schedule an electronic plan submittal. Prior to accepting your application for completeness, the city will need to review your permit package for approval.
Note: In addition, all plans will be required to be submitted electronically as part of their 1st submittal process. You will need to submit one (1) complete set of building plans, including structural calculation and 2018-WA State Energy Code forms and specifications, when applying for each specific building application, for this project.
NOTE: As of February 1, 2021, WA State and the City will be adopting the 2018 International Codes. In addition, when submitting Building Plans with your application. Please Note: For each set of "Residential Building Plans", you can request that your application be review and set-up as a "Basic Plan" under the current 2018 IRC-Code.
However, if this is set up as a "Basic Plan". There can be "NO Changes" to that specific set of plans. This can be discussed during the Pre-Application meeting. If you would a copy of our "Basic Plan" ordinance. Please send me an email, requesting this ordinance to jdorcas@marysvillewa.gov.
2. Contact our office if you have questions in regards to any other specific type of "Residential" permit applications, checklists and/or handouts that you and/or your design team will be preparing plans for on your project. Then when submitting plans, calculations and specifications, by you and/or your design team. Please contact the Building Division at 360-363-8100, to ask any specific questions.
3. If any demolition work is purposed, 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. In addition, see our office and/or our website for our applications and permit process. Please include an asbestos survey report, by a licensed testing agency.
4. Geotechnical report shall be required to be submitted and approved by the city for this project. This is to be an in depth report to address the following all general information on the site for both specific and general soil information on the overall site and for each specific lot. It would be helpful to provide any reports that you may have for the surrounding plats or previously developed area. The Geotechnical report is to list at a minimum the below categories:

- **Soil classification type:** Surface & sub-surface conditions. List the soil types with test documentation.
 - **Drainage system type to be installed on site for each lot and/or structure to be constructed on this listed:** Type of specific system to be installed. If the soil and slopes vary, does the type of drainage system change? Soils engineer to respond to this specific question.
 - **Soil compaction requirements for the SFR:** Type and size of foundations that is required or recommend due to the soil type, slopes and any other variables. Design professional for each SFR is to indicate in letter-form that they have reviewed the Final Geotechnical report and that their plans have been designed for the soil type of soils conditions on this plat.
 - **Erosion control measures:** Specify specific erosion control measures to be in place at final grading and when the SFR are under construction during seasonal months.
 - **Retaining walls:** It shall also identify and recommend what is require on any type of purposed retaining walls to be installed at plat development or during the construction of the SFR`s.
 - **During plat development stage:** Each specific lot will need to have soil log testing performed to verify the depth and location of where bearing soil will be for the building foundation/footprint area. This will also include the type of drainage system that should be installed around the structures.
 - **Fill placement and location if on sloped grounds:** The report is also to specify the amount of fill placed on each lot after final grading is completed. This is to be outlined in the final Geotechnical report.
 - **Each foundation inspection:** In addition, at the time of each foundation inspection request, a licensed WA State geotechnical engineer will need to be on site to verify the excavation cut has met the necessary soil depth for each specific lot, per the Final Geotechnical report.
 - **Critical areas concerns:** This project is under review for critical areas and the proposed slopes in which the site appears will be developed on. Any hazardous conditions that arise during the review process and or construction of the plat, the Geotechnical engineer is to bring this to the attention of the design professionals of record or City staff.
 - In addition, if specific site questions or questionable soils issues arise during excavations of the plat and/or lots excavation of the SFR lots, this will most likely require a geotechnical summary report prior to any approvals of above described work.
 - **Final Grading:** The licensed design professional will be required to provide a letter indicating there has been a site visit completed, indicate the plans have been the prepared/designed to meet all new & current applicable codes for this project.
 - **Final Geotechnical Soils Summary Report:** This report is required to be submitted by the final plat approval. This is to be provided by the licensed. WA State Geotechnical engineer of record or if another agency is to take over this project then that specific agency is to provide a cover letter they performed all the inspections & have now then provide a new updated geotechnical soils summary report.
5. Once the Plat has approved by City Council, please provide the following information for your project in regards to the 2018 International Building and/or Residential Code requirements: In regards to the building plans:
- Applicant shall comply with the 2018 edition of the International Building, Residential, Mechanical and 2018 Uniform Plumbing Codes and the current edition of the Washington State Energy Code and current Washington State Amendments.
 - **Washington State architect and structural engineer professional design with calculations for lateral and gravity provisions are highly recommended for this project.** This is to avoid delays in your building application.
 - **When submitting for individual lots.** Please submit lot specific site plans, building plans and specifications prepared by your design team. **Site plans to include; building height calculations measured at each mid-point of the residence, decks, patios, bay widows and any permanent structures.** Contact our office for applications, checklists/handouts for “Residential Building” permits.

- **Erosion control measures are to be implemented at all times during construction of each individual lot and any site work.** Contact our office to review these provisions if there are any questions in regards to these requirements.
- **Each lot to provide Premise identification:** Since this property is setback from the street;
 - You will need to provide a temporary address at the main street during permitted construction of the residence. This is to assure the inspection team can locate the site when you request an inspection.
 - You will need to provide a permanent address on a post, visible from the main street with min. 4-6 inch contrasting numbers to the background itself per IRC 501.2.
- **Please design you plans to meet the IRC Table R302.1, Exterior Walls,** for constructions and protection of the wall and eave areas.
- **If there are any proceed Duplexes, Zero-Lot Lines or Townhomes:**
- **Dwelling unit separation walls, ceilings, laundry rooms and storage areas are to be designed to 1-hour fire-resistant construction per section 317.**
- **Please design you plans to meet the sound transmission requirements under 1207.1,** this section shall apply to common interior walls, partitions and floor/ceiling assemblies between adjacent *dwelling units* or between *dwelling units* and adjacent public areas such as halls, *corridors, stairs* or service areas. **1207.2 Air-borne sound.** Walls, partitions and floor/ceiling assemblies separating *dwelling units* from each other or from public or service areas shall have a sound transmission class (STC) of not less than 50 (45 if field tested) for air-borne noise when tested in accordance with ASTM E 90. Penetrations or openings in construction assemblies for piping; electrical devices; recessed cabinets; bathtubs; soffits, or heating, ventilating or exhaust ducts shall be sealed, lined, insulated or otherwise treated to maintain the required ratings. These requirements shall not apply to **dwelling unit** entrance doors; however, such doors shall be tight fitting to the frame and sill.
- **IRC Chapter 3 for the design and separation between the two residences.**
- **Lot drainage (surface & sub-surface) shall be contained within the property boundaries. Provide provisions and details how this will be achieved.**
- **If there are any three (3) stories residences purposed, a fire sprinkler system will be required. NOTE: The City considers daylight basements as a story.**
- **Building application for SFR plan reviews are approximately (4-6) weeks.**

We look forward to your project coming to our City!

If I may be of any further assistance, feel free to contact me at 360-363-8209 or jdorcas@marvsvillewa.gov or Mike Snook, Assistant Building Official at 360-363-8210 or msnook@marvsvillewa.gov during office hours 7:30 am – 4:00 pm, Monday through Friday.



Marysville Fire District

YOUR RISK PREVENTION TEAM
1094 Cedar Avenue, Marysville WA 98270

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

To: Chris Holland, Planning Manager
From: David VanBeek, Assistant Fire Marshal
Date: May 2, 2022
Subject: PA22-017 Marysville 172 Apartments 1930 2008 2104 2124 172nd St NE

I have completed a review of the site plan submitted for this project proposing development of a new 474-unit MF apartment complex with 15 3-story apartment buildings 48' tall on an 18.96-acre site located south of 172nd St NE and east of 19th Ave NE. Plans include carports, and a club house/pool structure.

Plans show access into the site from both 172nd St NE, and from 23rd Ave NE, with a combination of circulating and short dead-end drive aisles 24'-26' wide within the site. Access proposed appears deficient for aerial fire apparatus, where buildings are required to be located a maximum 30' away from the access. No dimensions from the access to buildings are shown, but the distance appears to scale at about 40' from the access to the buildings.

The utility plan shows proposed water main extensions and fire hydrants. The locations proposed for fire hydrants appears deficient. Additional hydrants are required along the frontages and along interior drive aisles, so that hydrants are located at all intersections, and along all fire access roadways spaced no further than 300' apart. Water main extensions with approved fire hydrant locations will be required.

The available fire flow is adequate. A flow test done by the city on April 18th 2022 showed 3,745 gpm available fire flow. The minimum fire flow required is 1,500 gpm for the MF use.

Additional review comments and related fire code requirements are noted below:

1. The project shall comply with the current fire code requirements (2018 IFC) including WA State and local City of Marysville amendments to the fire code. Any fire code required construction permits (IFC section 105.7) are obtained through Marysville Community Development at 80 Columbia Avenue.
2. Fire marshal approval of fire access and fire hydrant/water supply systems is required and will be part of the civil construction plan review and approval process for this project. Access and water supply shall meet fire code and MFD requirements.
3. Fire hydrants on an approved circulating/looped water main extension is required within the site for this development. Hydrants shall comply with city Water Design Standard 2-060 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.
4. Water main extensions with fire hydrants shall be provided along the new and existing roadways at approved locations, at all intersections and with spacing not exceeding 300 feet apart along the roadways. Fire hydrant locations require fire marshal approval for civil construction plans.

We Care About You!

5. Proposed new buildings will all require approved fire sprinkler and fire alarm systems appropriate for the proposed occupancy types. Separate fire protection system plans must be submitted to the city for fire marshal approval. Submittal may be deferred from building plans- but allow 6 weeks for initial plan reviews.
6. Sprinkler systems for IBC MF apartment buildings shall be NFPA 13R type with controls in riser rooms having exterior doors, and separated from buildings by 1-hr rated fire resistive construction.
7. The club house amenity building shall also include a fire sprinkler system.
8. Type 13R building sprinkler systems require a fire department connection (FDC) in an approved location away from the building near a fire hydrant (FDCs to be within 3'-10' from hydrants). The location of fire hydrants and FDCs requires approval on civil plans.
9. Fire extinguishers are required in approved locations- minimum 2A-10B-C UL rated.
10. Recommend the buildings have fire-resistant exterior construction (like hardiplank siding).
11. Underground fire sprinkler piping plans require fire marshal approval on civil construction plans. A location in the sprinkler riser room is required for the DCDA backflow prevention for the 13R type fire sprinkler systems. Contact Julie Davis, the city water quality specialist, at 360-363-8141 for backflow testing information.
12. If vehicle impact protection is deemed required for protection of any equipment it shall comply with IFC Section 312. Guard posts (bollards) are typically required for protection of gas piping, electrical equipment, fire protection piping and hydrants located where they could be subject to vehicle damage.
13. Access planned appears inadequate for aerial fire apparatus. 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 with the near edge of the access located within 15'-30' of the building, positioned parallel to one entire side of the building (MMC 9.04.503.1.4).
14. Approved access to fire sprinkler and fire alarm controls in IBC MF apartment buildings shall be provided for firefighting operations by walkways to exterior sprinkler room doors, with key boxes (Knox 3200 series recessed model) provided at the doors for immediate access (IFC 504/506).
15. The city address committee will determine roadway names and address numbers.
16. Address numbers for the buildings must be posted on the address side of the buildings. Address numbers for the construction site must be posted at entrances (IFC 505).

<i>Address Numbering Height Table</i>	
Distance from road:	Minimum size:
0-100 ft.	6"
101-150 ft.	8"
151-200 ft.	10"
201-300 ft.	12"
301 feet and up	18"

We Care About You!

Chris Holland

From: Development Review <Development.Review@commtrans.org>
Sent: Tuesday, May 10, 2022 4:23 PM
To: Chris Holland
Subject: [External!] RE: [Ex]:Marysville 172 Multi-family (PA21017)

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

Good Afternoon Chris,

The "Marysville 172" project looks like it will be resulting in, or coinciding with, the addition of a second eastbound lane on 172nd from 19th, through 23rd and on to the east. This would appear to result in the eastbound bus pull-out at 23rd moving slightly back to the west and south of its existing location.

If this is the case we would request that the bus stop become an in-lane bus stop rather than a pull-out as shown in the design. From what we can discern, the westbound bus stop directly to the north, appears that it would become an in-lane bus stop when the second westbound lane on 172nd is extended further west. Please confirm.

At 19th it appears that the ultimate intersection design (signal or roundabout) has not been determined or is not happening as part of this development or the final phase of the Lodge development on the north side of 172nd. When appropriate, we would still like to discuss bus stops at 19th with the City. The proximity of the railroad tracks and other issues will most likely be big factors in that discussion.

Regarding the landscape design, we would request that the crown of trees along 172nd be kept back from the face of the curb so as not to become an obstruction for buses. Signs should also be kept back from the curb in order that bus mirrors do not clip signs.

When more detailed design sets become available we look forward to reviewing lane widths as they transition in and out of the roundabout, sign placement, tree placement, etc...

Thank you,

Scott Ritterbush, Planning Project Manager
Community Transit
Phone (425) 521-5341
Cell Phone (425) 327-0201
[Email - sritterbush@commtrans.org](mailto:sritterbush@commtrans.org)

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

From: Chris Holland <CHolland@marysvillewa.gov>

Sent: Friday, April 22, 2022 12:34 PM

To: John Dorcas; Mike Snook; Tom Maloney; Don McGhee; David VanBeek; Brian Merkley; Ken McIntyre; Shane Whitney; Brad Zahnow; Tara Mizell; Dave Hall; Bradley Akau; Adam Benton; Kim Bryant; Ryan Keefe; Tim King; Julie Davis; Matthew Eyer; Brooke Ensor; Jessie Balbiani; Skip Knutsen; Darrin Douglas; Max Phan; Jeff Laycock; Jesse Hannahs; planning@arlingtonwa.gov; mwray@arlingtonwa.gov; dave_brooks@comcast.com; Shane_Turner2@comcast.com; Jacob_Friedman@cable.comcast.com; Development Review; Jon Poolman; speacock@lwsd.wednet.edu; mlwicklund@snopud.com; Robert.larson@ziply.com; Robert.nance@ziply.com; Blaine.Bilderback@bnsf.com; Anderson, Dawn; rgray@snohd.org; Dhaliwal, Gurpreet; cstevens@stillaguamish.com; Todd Gray; knelson@tulalipribes-nsn.gov; Emily Morgan; Haylie Miller

Subject: [Ex]:Marysville 172 Multi-family (PA21017)

May 3, 2022

Chris Holland
 City of Marysville
 80 Columbia Avenue
 Marysville, WA 98270

Dear Mr. Holland:

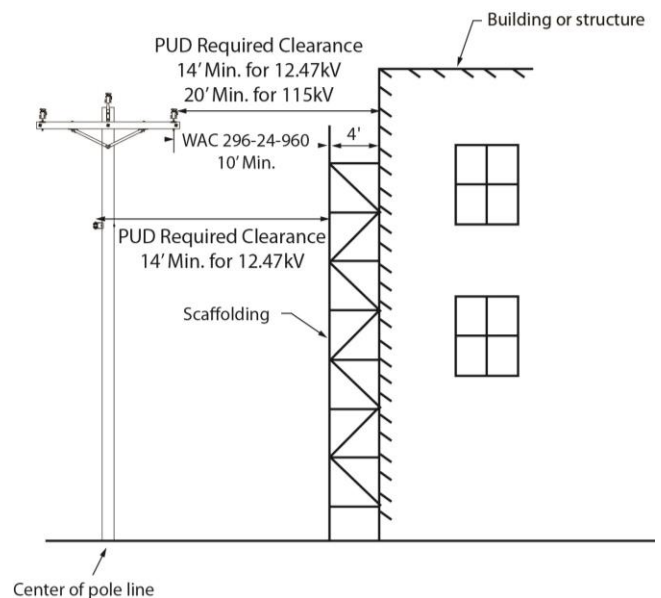
Reference Number: PA22 017 Marysville 172 Multi-Family

District DR Number: 22-10-494

The District presently has enough electric system capacity to serve the proposed development. However, the existing District facilities in the local area may require upgrading. Cost of any work, new or upgrade, to existing facilities that is required to connect this proposed development to the District electric system shall be in accordance with the applicable District policy. The developer will be required to supply the District with suitable locations/easements upon its property for any electrical facilities that must be installed to serve the proposed development. It is unlikely that easements will be granted on District-owned property, or consents granted within District transmission line corridors.

Please be advised that per WAC 296-24-960 the minimum worker safety clearance from any District distribution conductor is 10 feet. **Therefore, the District requires a minimum 14-foot clearance from any structure to accommodate workers, scaffolding and ladders. Minimum worker safety clearance from 115kV transmission wires is 20 feet.**

Any relocation, removal or undergrounding of District facilities to accommodate this project and the worker safety clearances shall be at the expense of the project developer and must be coordinated with the PUD in advance of final design. Please include any project related utility work in all applicable permits.



Please be aware that if your project is being reviewed by Snohomish County and there are critical areas or buffers within your project as defined by Snohomish County in SCC 30.62A.300, you may be required to do a critical area study. Any utility work that will increase the utility footprint, such as installation, extension or construction is subject to these standards and requirements. New utility construction and installation is only allowed within critical areas or buffers when no alternative location exists and when you mitigate any impacts to the area. Snohomish County can provide the critical area study and has listed its fee structure under SCC 30.86.525. Snohomish PUD requires that, prior to applying for electrical service from the PUD, you address any critical area considerations and obtain the appropriate approvals to proceed with your project.

Please contact the District prior to design of the proposed project. For information about specific electric service requirements, please call the District's Everett office at 425-783-8272 to contact a Customer Engineer.

Sincerely,

Mary Wicklund for

Mark Flury, Senior Manager
Transmission & Distribution System
Operations & Engineering

Cc: Jesse Jarrell – jessej@wesi.co

Tom Hovde – Executive Accounts

Chris Holland

From: Dhaliwal, Gurpreet <Gurpreet.Dhaliwal@co.snohomish.wa.us>
Sent: Saturday, April 30, 2022 12:23 PM
To: Chris Holland
Subject: [External!] NEED SIGNED OFFER FORM – RE: Marysville 172 Multi-family (PA21-017)

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

Hello,

Please send the signed offer to Snohomish County. The review is complete and the offer amount is correct.

Thank you,

Gurpreet Dhaliwal | Engineer II
[Snohomish County Public Works](#) | Traffic Operations
3000 Rockefeller Avenue, M/S 607 | Everett, WA 98201
425-388-3870 | Gurpreet.Dhaliwal@snoco.org

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NOTICE: All emails and attachments sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

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

From: Chris Holland <CHolland@marysvillewa.gov>

Sent: Friday, April 22, 2022 12:34 PM

To: John Dorcas; Mike Snook; Tom Maloney; Don McGhee; David VanBeek; Brian Merkley; Ken McIntyre; Shane Whitney; Brad Zahnow; Tara Mizell; Dave Hall; Bradley Akau; Adam Benton; Kim Bryant; Ryan Keefe; Tim King; Julie Davis; Matthew Eyer; Brooke Ensor; Jessie Balbiani; sknutsen; Darrin Douglas; Max Phan; Jeff Laycock; Jesse Hannahs; planning@arlingtonwa.gov; mwray@arlingtonwa.gov; dave_brooks@comcast.com; Shane_Turner2@comcast.com; Jacob_Friedman@cable.comcast.com; Development Review; Jon Poolman; speacock@lwsd.wednet.edu; mlwicklund@snopud.com; Robert.larson@ziply.com; Robert.nance@ziply.com; Blaine.Bilderback@bnsf.com; Anderson, Dawn; Ragina Gray; Dhaliwal, Gurpreet; cstevens@stillaguamish.com; Todd Gray; knelson@tulaliptribes-nsn.gov; Emily Morgan; Haylie Miller

Subject: Marysville 172 Multi-family (PA21017)

When: Friday, May 13, 2022 12:00 AM to Saturday, May 14, 2022 12:00 AM (UTC-08:00) Pacific Time (US & Canada).

Where: N/A - Request for Review

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.



MARYSVILLE
WASHINGTON


REQUEST FOR REVIEW

Community Development Department • 80 Columbia Avenue • Marysville, WA 98270
(360) 363-8100 • (360) 651-5099 FAX • Office Hours: Mon - Fri 7:30 AM - 4:00 PM

PROJECT INFORMATION									
File Number	PA22-017			Date Sent	04.22.22	Please Return by	05.13.22		
Project Title	Marysville 172 Multi-family			Related File Number(s)	Pre-Application 21-045				
Project Description	The applicant is requesting administrative <i>Multi-family Site Plan</i> approval to construct a 474 unit apartment complex within fifteen apartment buildings, on 18.96 acres, including surface parking, carports, recreational amenities, club house and pool.								
BACKGROUND SUMMARY									
Applicant	Marysville 172 Development, LLC								
Location	1930, 2008, 2104 & 2124 172 nd Street NE			APNs	31052900200900, 31052900202400, 31052900202600, 31052900200800, 31052900201900, 31052900201100, 31052900201200				
Acreage (SF)	18.96-acres (825,748 SF)			Section	29	Township	31N	Range	05E
Comprehensive Plan	Mixed Use	Zoning	MU	Shoreline Environment			N/A		
REVIEWING AGENCIES									
Marysville	Local Agencies & Districts		State & Federal		County		Other		
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input checked="" type="checkbox"/> LD (K. McIntyre) <input type="checkbox"/> LD (Kacey Simon) <input checked="" type="checkbox"/> LD (S. Whitney) <input checked="" type="checkbox"/> LD (Brad Zahnow) <input checked="" type="checkbox"/> Parks <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> PW - Operations <input checked="" type="checkbox"/> PW - Water Res. <input checked="" type="checkbox"/> PW - Sanitation <input checked="" type="checkbox"/> PW - Engineering <input checked="" type="checkbox"/> PW - Traffic Eng.	<input checked="" type="checkbox"/> Arlington (city) <input checked="" type="checkbox"/> Arlington Airport <input checked="" type="checkbox"/> Comcast <input checked="" type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input type="checkbox"/> Lake Stevens (city) <input type="checkbox"/> Lake Stevens SD 4 <input checked="" type="checkbox"/> Lakewood SD 306 <input type="checkbox"/> Marysville SD 25 <input checked="" type="checkbox"/> PUD No. 1 (electric) <input checked="" type="checkbox"/> Ziplly		<input type="checkbox"/> US Army Corps of Engineers <input checked="" type="checkbox"/> BNSF <input type="checkbox"/> DAHP <input type="checkbox"/> DNR <input type="checkbox"/> DOE (Bellevue) <input type="checkbox"/> DOE (Floodplain) <input type="checkbox"/> DOE (Olympia) <input type="checkbox"/> DOE (Register) <input type="checkbox"/> DOE (Shorelands) <input type="checkbox"/> WDFW <input checked="" type="checkbox"/> WSDOT <input type="checkbox"/> WUTC		<input checked="" type="checkbox"/> Health District <input type="checkbox"/> Planning <input checked="" type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> Olympic Pipeline <input type="checkbox"/> Puget Sound Energy <input checked="" type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Tulalip Tribes <input type="checkbox"/> <input type="checkbox"/>		
PROJECT MANAGER									
Name Chris Holland		Title Planning Manager		Phone 360.363.8207		E-mail cholland@marysvilewa.gov			

The City of Marysville Community Development Department is reviewing this application and encourages other affected agencies, departments, community groups and municipalities to respond. Your comments will assist the City's evaluation of this application. Furthermore, you will become a Party of Record to this case if you submit a response with your name and address. We highly recommend that you send your comments on letterhead. Without a full name and address, you will not be considered a Party of Record. You may e-mail, fax or send via regular mail your comments to this project manager listed above.

If you have no comments, please check the box below, sign and return this form to the project manager.

NO COMMENTS Signature:  Date: 5/12/22
 ATTACHED Title: Ecologist Agency: Tulalip Tribes

Chris Holland

From: Anderson, Dawn <AnderDM@wsdot.wa.gov>
Sent: Tuesday, May 31, 2022 9:16 AM
To: Chris Holland
Cc: Frantz, Randy
Subject: [External!] SR 531/Marysville 17

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

Hello Chris,
Here are the comments from our Traffic Engineer:

- Trip distribution appears low to south on/from I-5. More trips than expected have been assigned to Smokey Point Blvd.
- Report assumes WBL turns occur at 23rd roundabout, but does not propose to construct the south leg.
 - We require that primary access is off of 23rd and an ICE report developed for construction of the south leg of the roundabout.
- SR 531 access is restricted to RIRO.
 - We do not support a temporary condition where SR 531 access provides full access until 23rd Avenue NE is extended.
 - Recommend a third access to future extension of 19th Avenue NE.
- Project should be built to support future widening of SR 531 to support City plans
 - Traffic curb in median (future island).
 - 5' shoulder for bike traffic.
 - Sidewalk per city guidelines.

*Thank you,
Dawn M. Anderson
Washington State Dept. of Transportation
Development Services Engineer
Snohomish County
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