

September 6, 2024

Re: **Responses to Comments** –
Harborview Heights – Technical Review 1
SP23-007

To Whom It May Concern,

Responses to the comments from the Technical Review 1 resulted in changes to the Preliminary Short Plat, the Preliminary Civil Plans, the Stormwater Report, and the Geotechnical Recommendations Letter. Responses/changes to specific comments are described in **[red]** below the applicable numbered comment(s).

City of Marysville Community Development – Planning Division

Emily Tsan, Planning Technician
360.363.8220
etsan@marysvillewa.gov

1. Please include file number SP23-007 on all future maps.

[File number has been included in the title block of all drawings]

2. Show the following setback lines on the preliminary short plat map: a. Lot 1:

- i. Front yard 20ft
- ii. Rear yard 20ft
- iii. Side yard (52nd Ave) 10ft
- iv. Side yard (west) 5ft

b. Lot 2:

- i. Front yard 20ft
- ii. Rear yard 20ft
- iii. Side yards 5ft

[Setbacks are shown on the Plat Map.]

3. Amend the preliminary short plat map, to include the following table:

Zone R-6.5 Densities and Dimension Standards (MMC 22C.010.080)	
Maximum Density	6.5 du/acre
Min. Street Setback	20 feet
Min. Side Yard Setback	5 feet
Min Side Yard Set Back Lot 1 (52 nd)	10 feet
Min. Rear Yard Setback	20 feet
Base height	30 feet
Max. building coverage	40%
Max. impervious surface	50%
Min. Lot area	5,000 SF

Min. Lot width	50 feet
Driveway length	20 feet
Parking	3 stalls per single-family dwelling

[Table has been included on the Plat Map.]

- 4. Amend the preliminary short plat map to include the following:
 - a. Net project area calculations (see definition in [MMC 22A.020.150](#))
 - b. Building Coverage calculations for lot 1
 - c. Impervious surface calculations for lot 1 (see definition in [MMC 22A.020.100](#))

[Calculations have been included on the Plat Map.]

- 5. All proposed fences shall comply with [MMC 22C.010.380](#)

[No fences are proposed at this time.]

- 6. The applicant shall be required to submit a preliminary landscaping plan that includes the following:
 - a. Street trees on 61st St NE and 52nd Ave NE shall be installed 1 per 30ft of frontage. Along 61st NE street trees shall be planted a minimum of 5ft behind the ROW. Street trees along 52nd Ave NE shall be planted between the curb and the walking path of the sidewalk.
 - b. Provide a detailed planting plan of the proposed bioswales along 52nd Ave NE.
 - c. Street trees shall meet the most recent ANSI standards for a one-and-one-halfinch caliper tree at the time of planting.
 - d. Provide a detail of root barrier on the preliminary landscape plans as outlined in the Engineering Design and Development Standards, Section 3-504, Street Trees and Landscaping, and Standard Plan 3-504-001.

[A landscaping plan is included with the Civil Plans]

- 7. Pursuant to MMC 22C.130.030 table 1, a minimum of 3 parking stall are required for each lot. The short plat map will be required to be amended to demonstrate compliance for lot 1. All parking stall are required to be a minimum of 8.5 ft. wide and 18 ft. deep. Additionally, off street parking stalls shall be required to be surfaced with an all-weather surface approved by the city engineer. Gravel is not considered an all-weather surface.

[3 parking spaces (8.5' x 20') have been included on the Plat Map and Civil Plans]

- 8. Amend sheet SP-01 to depict existing side sewer service to the existing house on lot 1.

[The existing side sewer service to the house on lot 1 is shown on the site plan and other drawings.]

- 9. All subdivisions or short subdivisions shall have all necessary power lines, telephone wires, television cables, fire alarm systems and other communication wires, cables or lines placed in underground location either by direct burial or by means of conduit or ducts and, with the exception of the city fire alarm system, providing service to each lot or potential building site in the plat. This include the existing overhead utilities for lot 1.

[Based on subsequent discussion and emails with Marysville staff, existing overhead utilities for lot 1 may remain.]

10. The following are the school, traffic, and park impact fees required for the proposed project.

Impact Fee Type	Impact Fee Rate	Vesting	Payment Due
Marysville Traffic	SFR -\$6,300.00/unit	Complete Application	Prior to final short plat approval
Marysville Parks	SFR - \$1,825.00/unit	Building permit submittal	Prior to building permit issuance
Maryville Schools	Currently, SFR \$0.00/unit	Building permit submittal	Prior to building permit issuance

[Acknowledge]

City of Marysville Public Works – Development Services
 Shane Whitney, Civil Plan Reviewer
 360.363.8227 swhitney@marysvillewa.gov

Existing Utilities

- 11. Sanitary sewer: The 10 inch main within 52nd Ave. can be found on record drawing S480.
- 12. Water: The 8 inch ductile iron water main can be found on record drawing W673.
- 13. Storm: There is no record drawing for any system adjacent to the project.
- 14. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project.
 - a. Sewer and water mains currently front the parcel, no extension is necessary.
 - b. Storm drainage will need to be provided for the widening that will take place on 52nd Ave. NE.

[Acknowledge, 11. – 14.]

Frontage Improvements

- 15. 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. For 61st Street NE, the applicant shall pay a fee in lieu of constructing improvements. Please start that process with the Development Services Manager, Josh King.

[Acknowledge]

- b. 52nd Ave. NE shall be widened to be compliant with standard plan 3-202-002 of the EDDS. The supplied narrative states that no curb and gutter will be constructed, the project will need to construct curb and gutter. We will give guidance on curb cuts at grading permit submittal.

[Curb and gutter proposed in the new design, the bioswale has been removed.]

Dedication Requirements

- 16. 61st Ave. NE should have a 70 foot right-of-way, the parcel may need to dedicate 5 feet to achieve a 35 foot half width.

[Acknowledge]

17. It does not appear that additional right-of-way is required for 52nd Ave. NE.

[Acknowledge]

Access

18. No direct lot access is permitted to 61st St NE as it is an arterial (EDDS 3-301). None is shown.

19. The minimum width of a residential driveway is 12-feet and the maximum is 26-feet. Curb cuts shall be limited to 20 foot maximum.

[Acknowledge, 18. & 19.]

Drainage

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

- a. Stormwater drainage: The city has adopted the 2019 Ecology Manual. As the project will create less than 5000 square feet of impervious surface, only minimum requirements 1 – 5 need to be met. The following changes will need to be made to the report for the next submittal:
 - i. Guidance will need to be provided on addressing the runoff from the house that will be constructed. Whether that will be routed to the bio cells that will be constructed or if infiltration trenches will be constructed. The report will need to account for 50% coverage of impervious surface on the new lot.
 - ii. The report references about a direct discharge to an exempt waterway and as such would not need to meet flow control standards and only need meet water quality standards. As the project can meet the flow control it should be revised unless the engineer is also going to perform a conveyance analysis from the site to the outfall. Otherwise revise that the project can be flow control exempt.
- b. For the sizing of the swales, please provide the modeling to justify the sizing. I'm assuming that they don't need to be quite as large as they are currently shown.
- c. A geotechnical report was submitted. The excavations did not show any groundwater at 4 feet, that being said it was not conducted during the wet season. The geotech will need to verify that we will have at least 1 foot of clearance from the bottom of the bio cells to any seasonal groundwater. This verification will need to be done prior to the end of April.
- d. The maximum allowed impervious surface coverage for the Zoning designation is 50%.

[The bioswale has been removed and curb & gutter proposed in the new design. The Stormwater Report has been rewritten to reflect these changes.

The original geotechnical excavations and percolation test was performed on May 11, 2022. An additional percolation test was performed April 29, 2024. The results are documented in an Addendum to the Geotechnical Recommendation Letter.]

Standard Comments

21. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.

22. 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.
23. The plans show an 8 foot wide biocell. Maximum width allowed within the right-of-way would be 5 feet. Typically the biocells do not align with the required landscaping within the right-of-way, recommend moving the cells behind the sidewalk.
24. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC and with Chapter 3 of the EDDS.
25. A right of way use permit for all work proposed within City right of way is required. Cost for the ROW permit is \$648.00. ROW permit fees must be paid before right of way permit issuance.
26. Engineering construction plan review per MMC 22G.030.020:
 - a. \$976 plus a \$2000 deposit are due for submittal of the grading permit.
 - b. Review fee of \$130 per hour will be charged against the deposit.
27. Engineering construction inspection fees will be due prior to issuance of the grading permit. Engineering construction inspection fees per MMC 22G.030.020:
 - a. Inspection is charged at \$130 per hour with a \$2500 deposit required.
28. 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 copy of the drainage report, and a copy of the geotechnical report. Once the documents are ready, I will provide you a link to where the items 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.
29. Please be advised these comments are in reference to specific items and do not imply a full review of the proposed application. Additional comments which may change the design requirements will be provided during the civil construction plan review process.

[Acknowledge all Standard Comments]

City of Marysville Public Works – Development Services

Jesse Hannahs, P.E. – Traffic Engineering Manager
360.363.8287 jhannahs@marysvillewa.gov

30. 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 will be for 1 single family residential home/1 PM Peak Hour Trip.
31. 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.
 - i. Trip Generation shall be for 1 single family unit equaling 1 PM Peak Hour Trips.

- b. TIA should follow City guidelines to be provided.
 - i. TIA is not necessary given size and location of development.
- 32. 61st ST NE Frontage Improvements shall be required:
 - a. Fee in-lieu payment rather than construction of 61st ST NE frontage improvements would be supported given the length of frontage, disruption/diversion of existing multiuse trail and the complexity of operational ability of improvements due to short segment.
- 33. 52nd Ave NE frontage improvements shall be required including asphalt roadway widening, curb, gutter, landscape strip, sidewalk and street lighting.
 - a. Site specific roadway cross-section shall be required upon civil construction plans to identify full ROW width and all roadway components with dimensioning.
- 34. Per EDDS 3-506, street lighting will be required.
 - a. Existing PUD street lighting in area upon 61st ST NE and 52nd Ave NE shall suffice for street lighting requirements.
 - i. Identify existing locations upon site plan within civil construction plans.
- 35. A channelization and signing plan may be required as part of civil construction plans.

[Acknowledge all Traffic Comments, 30. – 35.]

City of Marysville Public Works – Development Services

Ryan Keefe, Water Operations Lead II
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- 36. Water details not shown, will comment more when shown.

City of Marysville Public Works – Development Services

Brad Zahnow, Development Services Technician
360.363.8205 bzahnow@marysvillewa.gov

Utility Capital Improvement Fees

- 37. Capital utility fees are assessed in accordance with the attached rate sheet. The “City” rates will be applicable to this project.

Recovery (Latecomer) Fees

- 38. No recovery fees are applicable to this project.

Utility Main Fees

- 39. No main fees are applicable to this project.

ULID/LID Fees

- 40. No ULID or LID fees are applicable to this project.

City of Marysville Public Works – Engineering

Jesse Hannahs, PE, Traffic Engineering Manager

360.363.8287 jhannahs@marysvillewa.gov

41. 61st ST NE Frontage Improvements shall be required: Fee in-lieu payment rather than construction of 61st ST NE frontage improvements would be supported given the length of frontage, disruption/diversion of existing multi-use trail and the complexity of operational ability of improvements due to short segment.
42. 52nd Ave NE frontage improvements shall be required including asphalt roadway widening, curb, gutter, landscape strip, sidewalk and street lighting: Site specific roadway cross-section shall be required upon civil construction plans to identify full ROW width and all roadway components with dimensioning.
43. Per EDDS 3-506, street lighting will be required: Existing PUD street lighting in area upon 61st ST NE and 52nd Ave NE shall suffice for street lighting requirements. Identify existing locations upon site plan within civil construction plans.
44. A channelization and signing plan may be required as part of civil construction plans.

[Acknowledge, 41. – 44.]

City of Marysville Community Development – Building Division

Michael Snook, Building Official
360.363.8210 msnook@marysvillewa.gov

45. 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, or 2021 International Codes and Uniform Plumbing code if submitted after March 15, 2024
46. All plans and permit applications will be required to be submitted electronically as part of their submittal process. One (1) complete set of building plans, structural calculations, and 2018 Washington State Energy Code work sheets. 2021 Washington State Energy Codes required if submitted after March 15, 2024.
47. Contact our office if you have questions in regards to permit applications, checklists and/or handouts that you and/or your design team will be preparing plans for on your project.
48. If any demolition of structures is proposed, and you are unsure if permit/s will be required for the removal of any existing structures. Please contact the Building Division at 360363-8100, to ask any specific questions. An asbestos report will be required for each demo permit.
49. Separate permits will be required for any proposed rockeries or underground storm vaults. One (1) complete set of building plans, structural calculations, site plan, and Geotech Report are to be submitted for review.
50. A grading permit will be required. A Geotechnical report shall be submitted to the City for this project. This is to be an in-depth report to address the following:
 - a. Soil Classification
 - b. Required Drainage Systems
 - c. Soil Compaction Requirements
 - d. Type of Footings, Foundations, and Slabs Allowed
 - e. Erosion Control Requirements

- f. Retaining Walls
 - g. Fill and Grade
 - h. Final Grade
51. The building structure will be required to be designed under the 2018 IBC, Chapter 16, and Structural Design Requirements. Or 2021 IBC if submitted after March 15, 2024. The seismic zone criteria is to be established under the guidelines of a Washington State Licensed Architect and/or Structural Engineer.
 52. Please provide scaled floor plans with square footage.
 53. Show on the plans the type of building materials proposed, and if required, what type of fire-resistant construction will be required.
 54. Site plan is to show the distance from the proposed structure to the property lines, from all sides of the building.
 55. A Fire Sprinkler system may be required. The applicant is to verify this requirement with the Fire Marshal's Office.
 56. All Electrical installations are to be permitted, inspected and approved through the City. The current code is NEC 2020 with WCEC Amendments, or 2023 NEC after January 1, 2024. A separate application, plans, and plan review will be required.
 57. Special Inspection may be required. The list of the type of inspections shall be indicated on the plans by the Engineer of Record. The owner is to notify the City of the registered special inspection agency prior to permit issuance.
 58. Building application for plan review will be approximately 4-6 weeks for first-time plan review comments.

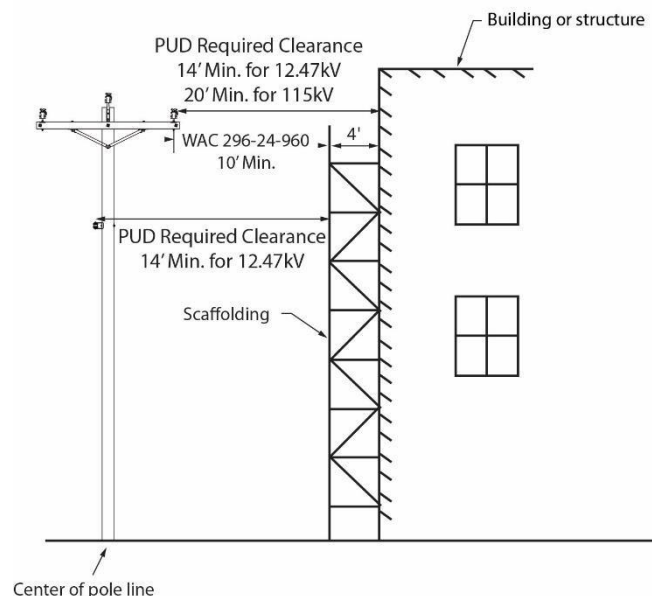
[Acknowledge, no building construction is currently proposed.]

Snohomish County PUD No. 1

Mary Wicklund, Senior Manager
425.783.4318 mlwicklund@snopud.com

[Acknowledge]

59. 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. Please include any project related utility work in all applicable permits.
60. 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 Districtowned property, or consents granted within District transmission line corridors.



61. 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.
 62. There are existing three-phase overhead primary lines and poles on the north property frontage. 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.
 63. 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.
 64. Snohomish County may provide critical-area services on a case-by-case basis 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.
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