



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

October 2, 2024

Evan Nixon  
230 N 550 East  
Lindon, UT 84042

Re: Harborview Heights – Technical Review 2  
SP23-007

Dear Mr. Nixon,

After reviewing the application materials for the above referenced proposal, the following technical review comments are provided:

**City of Marysville Community Development – Planning Division**

Emily Tsan, Planning Technician  
360.363.8220  
[etsan@marysvillewa.gov](mailto:etsan@marysvillewa.gov)

1. **TR1 Comment:** 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 (52<sup>nd</sup> Ave) 10ft
    - iv. Side yard (west) 5ft
  - b. Lot 2:
    - i. Front yard 20ft
    - ii. Rear yard 20ft
    - iii. Side yards 5ft

**TR1 Response:** Setbacks are shown on the plat map.

**TR2 Comment:** Setback lines have not been provided on the preliminary short plat map.

2. **TR1 Comment:** 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](#))

**TR1 Response:** Table has been included on the plat map.

**TR2 Comment:** Calculations for net project areas, building coverage and impervious surface coverage have not provided on preliminary short plat map.

3. **TR1 Comment:** The applicant shall be required to submit a preliminary landscaping plan that includes the following:

a. Provide a detailed planting plan of the proposed bioswales along 52nd Ave NE.

**TR1 Response:** A landscaping plan is included with the Civil Plans.

**TR2 Comment:** A detailed planting place of the proposed bioswales has not been provided.

4. 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 excludes the existing overhead utilities for lot 1.

#### **City of Marysville Public Works – Development Services**

Shane Whitney, Civil Plan Reviewer  
360.363.8227  
[swhitney@marysvillewa.gov](mailto:swhitney@marysvillewa.gov)

#### **Drainage**

5. The supplied report generally meets compliance with applicable standards. Complete review will take place with the civil plan submittal.

#### **Standard Comments**

6. On the supplied plans it shows a 4 inch side sewer to the new lot, in the civil submittal the City will require a 6 inch service from the main to the lot.
7. The plat map and the plans will need to show a 10-foot utilities easement within the property where the lots abut City right-of-way.
8. All civil construction plan submittals are to be completed through our online permit portal at <https://permits.marysvillewa.gov/PermitApplication/confirmation.aspx> following the link: <https://permits.marysvillewa.gov/PermitApplication/confirmation.aspx> Once the submittal is complete, please email the permit tech's at [msvlpermits@marysvillewa.gov](mailto:msvlpermits@marysvillewa.gov)
- 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.

#### **City of Marysville Public Works – Development Services**

Jesse Hannahs, P.E. – Traffic Engineering Manager  
360.363.8287  
[jhannahs@marysvillewa.gov](mailto:jhannahs@marysvillewa.gov)

9. Given the low volume of expected trips a table of Trip Generation calculations has been provided below. Based on the proposed quantity of single-family houses, a full Traffic Impact Analysis (TIA) would not be required. The below chart will suffice as a Traffic Impact Fee (TIF) calculation.

PMPHT per single-family housing units	Detached Single-family housing units	PMPHT Generated	PMPHT credits for existing detached single-family unit
1.00 PMPHT	2 units	2.00 PMPHT	1.00 PMPHT

- a. Marysville’s current TIF rate is \$6,300 per weekday PM peak hour commercial trip. The estimated PMPHT requiring mitigation is 1 PMPHT and will require a Traffic Impact Fee (TIF) of \$6,300. Note that the City is beginning an effort to update the Transportation Element of the Comprehensive Plan and related updates the TIF program. This rate is likely to change in 2024 or 2025.
10. 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 multi-use trail and the complexity of operational ability of improvements due to short segment.
- b. Wired utilities along roadway shall be located underground ([MMC 22G.090.710](#)). Electrical wires shall be located in conduit.
11. 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.
12. A channelization and signing plan may be required as part of civil construction plans.

---

After you have had an opportunity to review the technical review comments outlined above, please let me know what comments you would like to discuss or need clarification on, so I can invite the applicable staff member and schedule a technical review meeting. If you have any questions, please contact me at 360.363.8220, or by e-mail at [etsan@marysvillewa.gov](mailto:etsan@marysvillewa.gov).

Sincerely,

*Emily Tsan*

Emily Tsan  
Planning Technician

ecc: Chris Holland, Planning Manager  
Grant Nixon, Owner