



COMMUNITY DEVELOPMENT DEPARTMENT

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May 18, 2022

Neil Latta
Latta Engineering, PLLC
5970 Birch Point Rd
Blaine, WA 98230

Re: PA22-019 – Groundhog PRD –*Incomplete*

Dear Neil,

Your application has been determined to be ***incomplete*** as of the date of this letter. Please provide the following items, as they are necessary to determine a complete application for processing:

1. As indicated in the submitted materials, the project has identified the presence of on-site and off-site critical areas. Due to the known presence of critical areas, a detailed critical area assessment is needed. The following is required to be submitted with the formal land use application:
 - a. It appears permanent buffer impacts are proposed for Wetlands A & D. It is unclear if off-site Wetland E buffer extends onto the proposed development site. Pursuant to MMC 22E.010.100(5) buffer widths may be averaged or reduced, no more than 25 percent, subject to the buffer averaging and reduction sequencing criteria. If a buffer reduction greater than 25% is proposed a variance would be required to be approved by the Hearing Examiner in accordance with MMC 22E.010.100(13).
 - b. Demonstrate mitigation sequencing per MMC 22E.010.110 for the proposed critical areas impacts have been addressed. Specifically, it appears the applicant is proposing to fill Wetland B. In addition to demonstrating compliance with MMC 22E.010.110, the applicant is required to obtain approval from the US Army Corps of Engineering and Washington State Department of Ecology in order to fill Wetland B. The JARPA application will need to be submitted concurrently with the land use application.
 - c. Based on the scope of development, impacts to the wetlands are anticipated, including grading activity within the required buffers. A preliminary wetland mitigation and enhancement plan is required to be prepared in accordance with MMC 22E.010.120 through MMC 22E.010.160.
2. To aid in keeping the application moving, staff could route the Critical Area Review Application separately from the proposed land division, to allow for review and comments from the applicable agencies as related to the critical areas and the provided critical area report. This would allow for comments received to be incorporated in the updated critical area assessment. Please advise if you would like staff to assign a separate Critical Areas

Review file number and route for critical areas confirmation in advance of completion of the items outlined in Comment No. 1.

3. As indicated in the project narrative, bonus density is proposed via Residential Density Incentive (RDI) 6a. Clarification is needed to demonstrate compliance with the application of said RDI. As proposed, the active open space does not meet the definition of MMC 22.090.040. Please provide clarification as to what distinguishes the open space as "active".

If you have any questions regarding the additional information needed in order to complete the land division application, please contact me at emorgan@marysvillewa.gov, or by phone at 360-363-8216.

Sincerely,



Emily Morgan
Senior Planner

e-copy: Haylie Miller, CD Director
Chris Holland, Planning Manager
Joey Ferrick, Groundhog Land Development