



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

July 3, 2023

Mel Maertz
M2 Architects
1111 Cleveland Avenue, Suite 203
Mount Vernon, WA 98273

Re: Kids N' Us – *Tech Review 1*
PA23013

Dear Mel,

After reviewing the land use application materials, the Planning Division has the following comments:

1. Include File No. PA23013 on all future plan submittals.
2. Amend Sheet A-1.00 and Sheet C-2.0, depicting all encumbrances (easements) outlined in the Title Report, prepared by Chicago Title Insurance Co., dated May 16, 2023. If you cannot depict the easement then provide a reference including Auditor's File Number.
3. Amend the landscape plan to include columnar shaped deciduous trees 5' from the back of sidewalk on 87th Avenue NE planted at a rate of 1 per 40'.
4. Submit a photometrics plan and design specifications for the proposed site lighting to determine compliance with [MMC 22C.070.160](#).
5. Submit color elevation drawings with your formal building permit submittal in order for the Planning Division to conduct design review to ensure compliance with applicable standards outlined in [MMC Chapter 22C.070 East Sunnyside – Whiskey Ridge Subarea – Design Requirements](#).

Enclosed are copies of comments received from other City departments, and reviewing agencies. 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 Zoom meeting with all of the applicable city and agency representatives. If you have any questions, please contact me at 360.363.8207, or by e-mail at cholland@marysvillewa.gov.

Sincerely,

Chris Holland

Planning Manager

e-copy: Haylie Miller, CD Director
Lori Blades, Kids N' Us
Pat Severin, Sound Development Group, LLC



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: Kids n Us, File# PA23-013
New Childcare Facility
8287 Soper Hill Road

Date: 6/14/2023

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

1. **Existing utilities:** We do not yet have the record drawings for the onsite utilities.
2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project. No extensions are required of this project.
3. **Frontage Improvements:** Frontage improvements are being completed with the binding site plan.
4. **Dedication Requirements:** No dedication is necessary for this project.
5. **Access:**
 - a. No direct lot access is permitted 87th Ave NE, none is being proposed.
 - b. The minimum width of a commercial driveway is 24-feet and the maximum is 40-feet.
 - c. The traffic circulation around the site shall meet the Fire Marshalls requirements.
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. The supplied drainage report meets the necessary requirements for preliminary approval. A complete review will be completed with the civil review of a grading permit for the onsite civil work.
 - b. A geotechnical report has been submitted.
 - c. The maximum allowed impervious surface coverage for the Zoning designation is 85%.

Other Comments:

7. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.
8. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.
9. 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.
10. 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.
11. 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
12. **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 completed grading permit application, a plan set, 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 will be 3 weeks.
13. 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.

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

cc: Ken McIntyre, PE, Assistant City Engineer



MEMORANDUM

TO: Chris Holland, Planning Manager

FROM: Jesse Birchman, Transportation & Parks Maintenance Manager

DATE: June 22, 2023

SUBJECT: PA 23-013 White Barn-Kids N Us, March 2023 TIA &/or response#

The following comments are providing following review of the provided materials for the proposed White Barn-Kids N Us located at 8727 Soper Hill Road.

1. The following comments are provided on the submitted Traffic Impact Analysis (TIA). Please see the attached TIA guidelines and trip distribution map for use in preparing TIA scoping and study documents.
 - a. The proposed pass-by rate is based on current ITE publishes rates. A higher pass-by rate is permitted for use based on the Snohomish County published rate of 75% for Daycare uses located along arterials such as this proposal. Use of the higher rate is anticipated to lower required Traffic Impact Fees (TIF) and provides a conservative evaluation of off-site traffic impacts.
 - b. An updated TIA is recommended to be submitted using the above higher pass-by rate. This is anticipated to not require any off-site traffic analysis while only requiring a site access analysis, as well as anticipated TIA and concurrency approval along with reduced TIFs.
2. Traffic Impact Fees (TIF) are required. Fees may be required from the County and State and depending on trip generation/distribution but do not appear to be necessary based on this project's location and anticipated trip generation.
 - a. Marysville's current TIF rate is \$6,300 per weekday PM peak hour residential vehicle trip and \$2,220 per commercial trip.
3. Roadway frontage improvements shall be per original White Barn roadway improvement plans requiring improvements. Any further frontage improvement comments will be provided by Civil Plan reviewers.

MEMORANDUM

Date: **June 8, 2023**

PA23-0013

To: **Chris Holland, Planning Manager**

From: **Michael Snook, Building Official**

Re: **Project Name:** White Barn – Kinds n Us

Applicant: M2 Architects

Proposal: Administrative site plan approval for the construction of an approximately 12,000 SF day care facility with outdoor play areas. The facility would include classrooms for students ranging from nursery age to school age. With the proposed development, site improvements are to include parking areas, landscaping, and pedestrian oriented open space areas. The site is approximately 1.35 acres in size and would access from an internal roadway.

Address: 8727 Soper Hill Road

In response to your request for review of the above project. Please see requirements below;

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.
2. 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, Geotech Report, and 2018 Washington State Energy Code work sheets.
3. 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.
4. 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 360-363-8100, to ask any specific questions. An asbestos report will be required for each demo permit.
5. A Geotechnical report shall be submitted to the City for this project. This is to be an in-depth report to address the following:
 - Soil Classification
 - Required Drainage Systems
 - Soil Compaction Requirements
 - Type of Footings, Foundations, and Slabs Allowed
 - Erosion Control Requirements
 - Retaining Walls
 - Fill and Grade
 - Final Grade

Please provide the below information in regards to the 2018 International Building requirements;

1. The building structure will be required to be designed under the 2018 IBC, Chapter 16, and Structural Design Requirements. The seismic zone criteria is to be established under the guidelines of a Washington State Licensed Architect and/or Structural Engineer.
2. Please provide scaled floor plans with square footage of each room, open areas, and all levels throughout the building.
3. Show on the plans the type of building materials proposed, and if required, what type of fire-resistant construction will be required.

4. Construction shall comply with the 2018 IBC, Chapter 5 “General Building Heights and Areas”, and any “Area Modifications”.
5. Exterior walls are to comply with the 2018 International Building Code, Chapter 6. This includes allowable openings under the 2018 IBC, Chapter 7. The site plan is to show the distance from the proposed structure to the property lines, from all sides of the building.
6. If mixed occupancy areas or non-separated are purposed inside the buildings, they will be required to comply with the 2018 IBC, Chapter 5.
7. An “Exit study plan” is to be shown in the architectural plan set, and to be to scale.
8. Building will be required to be accessible to all areas to persons with physical disabilities per the 2018 IBC, Chapter 11. This includes the Washington State Amendments, and ICC A117.1.-2017.
9. Accessible parking stalls will be required to be shown on the site plan and meet the requirements of the 2018 IBC, Chapter 11.
10. Restrooms and drinking fountains shall be provided per the Washington State Amendments of the 2018 IBC, Chapter 29, and the 2018 UPC.
11. All Mechanical Equipment shall be screened from public view under MMC Provisions. Please indicate how this will be achieved on your building plan, elevation submittal sheets.
12. A Fire Sprinkler system will be required. The applicant is to discuss this requirement with the Fire Marshal’s Office.
13. Per the Marysville Municipal Code, Chapter 14.10, Cross-connection devices are required on the domestic and fire sprinkler water supply. Prior to final acceptance, all required backflow devices are to be tested by an independent third party testing agency.
14. All Electrical installations are to be permitted, inspected and approved through the City. The current code is NEC 2020 with WCEC Amendments. A separate application, plans, and plan review will be required.
15. Emergency lighting is to comply with MMC 16.04.150.
16. Deferred Electronic Submittals applications are to be submitted per the requirements below;
 - The registered design professional in charge of the project shall review and stamped each set of plans and specifications approved.
 - The registered design professional in charge of the project shall provide a letter stating that the plans and specifications have been reviewed and that package is general conformance with the design of the building.
 - The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.
 - The deferred submittal items shall not be installed until the deferred submittal documents have been reviewed and approved by the Building Official.
17. Special Inspection will 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.
18. **Building application for plan review will be approximately 4-6 weeks for first-time plan review comments.**

We look forward to your project coming to our City!

If I may be of any further assistance, please feel free to contact me.

Michael Snook, Building Official, 360-363-8210 or msnook@marysvillewa.gov during office hours 7:30 am – 4:00 pm, Monday through Friday.

June 16, 2023

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

Dear Mr. Holland:

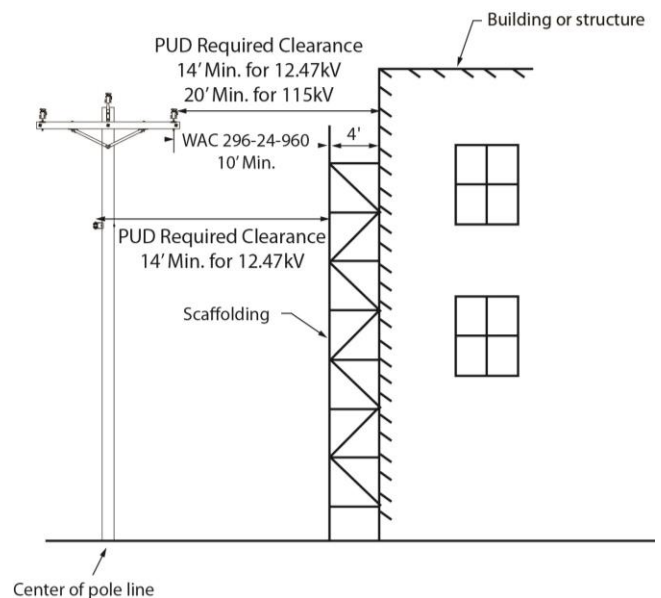
Reference Number: PA23013 White Barn – Kids n Us

District DR Number: 23-10-705

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 Snohomish office at 360-563-2202 to contact a Customer Engineer.

Sincerely,

Mary Wicklund for

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

Cc: mmaertz@M2architects.net

Chris Holland

From: Melissa Place <mplace@lakestevenswa.gov>
Sent: Thursday, June 15, 2023 11:04 AM
To: Chris Holland
Cc: Mariamne Busby
Subject: [External!] RFR - PA23013
Attachments: E014 - Request for Review - PA23013.pdf

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

Hi Chris, below is our comment on the project:

- If runoff is being channeled to City of Lake Stevens drainage facilities, please coordinate with City of Lake Stevens Public Works at 425 622 9403 or email pw-info@lakestevenswa.gov to determine drainage impact fees.

Thanks, Melissa



Melissa Place, *Senior Planner*

City of Lake Stevens | Planning and Community Development
1812 Main Street | PO Box 257
Lake Stevens, WA 98258
(425) 622-9433
mplace@lakestevenswa.gov

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