



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

November 6, 2023

Vandervort Architects  
Mark Wierenga  
2000 Fairview Ave. E, Suite 103  
Seattle WA 98102

**Re: PA23-023 – Spitzenberg Apartments – Technical Review 1**

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Mark,

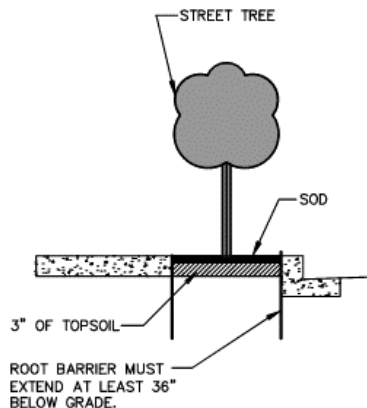
After preliminary review of the above referenced proposal, the Planning Division has the following comments:

**Site Design**

1. A clearly defined walking path shall be provided to the dumpster enclosure. As currently proposed, it appears a resident would have to walk in the rain garden in order to access the pedestrian door for the enclosure.
2. Please provide detail of the proposed dumpster enclosure. The following are design requirements for the enclosure.
  - A structural enclosure shall be constructed of masonry, architectural concrete, heavy-gauge metal, or decay-resistant material that is also used with the architecture of the main building. The director may allow materials other than those used for the main building if the finishes are similar in color and texture or if the proposed enclosure materials are more durable than those for the main structure. The walls shall be sufficient to provide full screening from the affected roadway, pedestrian areas or adjacent use. The enclosure may use overlapping walls to screen dumpsters and other materials.
  - Gates shall be made of heavy-gauge, site-obscuring material. Chain link or chain link with slats is not an acceptable material for enclosures or gates.
  - Where the interior of a service enclosure is visible from surrounding buildings, an opaque or semi-opaque horizontal cover or screen shall be used to mitigate unsightly views. The horizontal screen/cover should be integrated into the enclosure design (in terms of materials and/or design). See Figure 22C.080.450(3) for examples.
  - Collection points shall be located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicular traffic, or does not require that a hauling truck project into any public right-of-way. Ensure that screening elements allow for efficient service delivery and removal operations.
3. All power/utility lines shall be placed underground.

## **Landscape and Open Space**

4. Pursuant to [MMC 22C.080.420](#) the following on-site open space and recreation space is required:
  - . 100 SF per studio and one bedroom multifamily units.
  - . 150 SF per 2+ bedroom multifamily units.
  - . See [MMC 22C.080.420\(4\)\(a\)](#) for open space types.
  - . See [MMC 22C.080.420\(5\)](#) for open space design standards.
5. Please identify how the private ground level open space will be enclosed, and how it is accessed from individual units. It appears that the areas proposed adjacent to the new building will be planted with ground cover and 'general landscaping'. This is not likely a surface that lends itself to usable private open space.
6. Stormwater management elements and LID BMPs, like rain gardens, may be integrated into the design of the open space and may occupy up to 25 percent of the minimum required space. Where multiple common internal open spaces are included within a development, this standard applies to all such space combined, to allow flexibility in the design of individual spaces. Please provide calculations demonstrating compliance with this standard.
7. Much of the space within the required 15-foot L3 buffer along Grove Street does not have any trees and does not meet the planting requirements for an L3 buffer. Shrubs should be spaced no more than 4 feet apart. Please revise accordingly.
8. Please provide details of the 'parking lot landscaping' symbol included in the landscape plan.
9. Please provide details of 'General Landscaping'.
10. Street trees shall utilize root barriers as prescribed by Engineering Design and Development Standards (EDDS) standard plan 3-504-001



D. ROOT BARRIERS SHALL BE PRECAST CONCRETE SECTIONS OR SIMILAR IMPERMEABLE DURABLE MATERIAL.

## **Building Design Standards**

11. Compliance with the following sections of MMC 22C.080 are expected to be conditions of approval and will be reviewed once building permits are submitted.

[MMC 22C.080.510](#): Building massing and articulation

[MMC 22C.080.520](#) (2): Building Details – Façade Details

[MMC 22C.080.520](#) (3): Building Details – Window Design Standards

[MMC 22C.080.520](#) (4): Building Details – Cornice/Roofline Design

[MMC 22C.080.520](#) (5): Building Details – Articulated Building Entries

[MMC 22C.080.530](#): Building materials

[MMC 22C.080.540](#): Blank Wall treatment

Compliance with these standards is expected to be a condition of site plan approval and will be reviewed when building elevations are provided.

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, or reach out to a particular staff person. If you have any questions, please do not hesitate to contact me at 360.363.8215, or by e-mail at [ahess@marysvillewa.gov](mailto:ahess@marysvillewa.gov).

Sincerely,

*Amy Hess*

Senior Planner

ecc: Chris Holland, Planning Manager



# Marysville Fire District

**YOUR RISK PREVENTION TEAM**  
1094 Cedar Avenue, Marysville WA 98270

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

To: Mark Wierenga, Vandervort  
From: Don McGhee, Assistant Fire Marshal  
Date: November 6, 2023  
Subject: PA23-023 Spitzenberg Apartments 1902 Grove Street

I have completed a third review of the plans for this project proposing development of a 1.3 acre site for MF residential use with construction of one 3-story 9 unit apartment building. The building construction shown is V-B. **A fire alarm, and 13R sprinkler system will be required.** Hydrant location proposed is approved. Fire flow test is acceptable.

The site plan shows access off of Grove Street with a 20' wide access drive widening to a 24' turnaround area. Turnaround and access appear adequate with the proposed sidewalk being able to support outriggers. Access and turnaround will need to be striped "NO PARKING FIRE LANE" and shown on the civil plan to be approved. A sprinkler room will also be required and needs to be shown on the civil and building plans. The FDC attached to the building will be acceptable for this development.

Additional comments related to fire code compliance for this project are noted below:

1. The project shall comply with current fire code requirements (2018 IFC) including WA State and local City of Marysville amendments to the fire code, city design standards, and applicable NFPA standards, including IFC Chapter 33 and NFPA 241 construction codes.
2. Any fire code required construction permits (IFC section 105.7) are obtained through Marysville Community Development at 501 Delta Avenue.
3. Fire hydrants shall comply with city Water Design Standard 2-060 Hydrants, 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. Buildings with NFPA 13/13R sprinkler systems require a riser room separated by fire resistive construction, with an exterior door and 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). A location in the sprinkler riser room is required for the backflow prevention for the fire sprinkler system (not in a vault). The location of fire hydrants and FDCs shall be shown on civil construction water plans, and submitted for fire marshal review and approval.
5. Fire extinguishers are required in approved locations- minimum 2A-10B-C UL rated.
6. Recommend the buildings to be constructed here include fire-resistant exterior construction (such as hardiplank type siding).
7. Access planned appears adequate for fire apparatus. Access of 20'to 24' wide is shown on the plan. A minimum 26 feet wide fire apparatus access is required within 20 feet on both sides of fire hydrants. **24' would be acceptable for this development.**

***We Care About You!***

8. Access planned appears adequate for aerial fire apparatus access. Access of 24' wide is shown on the plan. A minimum 26' wide fire apparatus access is required in the immediate vicinity of any building more than 30' 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).
9. Turnaround provision is required for dead-end access in excess of 150 feet long.
10. The turnaround area proposed appears adequate. Turnarounds shall comply with city standard plans. Access and turnaround area be posted "NO PARKING – FIRE LANE" to maintain unobstructed emergency access.
11. An adequate access route for fire apparatus must be in service prior to any building construction.
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 for firefighting operations along all sides of all buildings is required. A minimum 10' wide access is required for MF dwellings. All parts of building exteriors should be accessible for firefighting by an approved route around the building, and be within 150 feet of a minimum 20' wide fire apparatus access (within 200' allowed for sprinklered buildings).

***We Care About You!***



**MARYSVILLE**  
WASHINGTON

**MARYSVILLE CIVIC CAMPUS**  
501 Delta ♦ Marysville, WA 98270  
(360) 363-8100 ♦ (360) 651-5099 FAX

## MEMORANDUM

To: Amy Hess, Senior Planner

From: Kacey Simon, Civil Plan Reviewer

RE: Spitzenberg Apartments, File# PA23-023  
Construction of 9-unit apartment building. Existing single family residence to be demolished, existing 5-unit apartment building to be retained.  
1902 Grove St. & Parcel # 30052800105700

Date: 11/6/2023

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

1. **Utilities:**

- a. Please ensure there is at least 10' of separation between the water and side sewer along the private drive.

Standard Comments:

2. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.
3. 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.
4. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.
5. 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.
6. The applicant is responsible for identifying any existing well or septic systems on site or on adjacent properties. If there are any existing septic systems on site they need to be decommissioned based on the Snohomish Health District standards. If there are any wells on site they need to be decommissioned based on Department of Ecology standards.

7. Please refer to MMC 22G.030.020 for applicable plan review and construction inspection fees.
8. **All civil construction plan submittals are to be routed directly to Kacey Simon, 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 week
    - iv. Subsequent reviews will be 3 weeks.
9. 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 [ksimon@marysvillewa.gov](mailto:ksimon@marysvillewa.gov) or at (360) 363-8280.

cc: Josh King, PE, Engineering Services Manager



**MARYSVILLE**  
PUBLIC WORKS

## MEMORANDUM

TO: Amy Hess, Senior Planner  
FROM: Ryan Carney, Surface Water Inspector  
DATE: 11/1/2023  
SUBJECT: PA23-023 Spitzenberg Apartments

1. The City has adopted the 2019 Stormwater Management Manual for Western Washington.

(UIC rules apply to infiltration trenches, see Volume I chapter 4 UIC Program. Contact the Department of Ecology for permitting information.)

2. For residential projects triggering minimum requirements #6 Runoff Treatment and #7 Flow Control, the stormwater facility lot will be dedicated to the City. The HOA will receive an easement to maintain the landscaping on the exterior of the lot. This policy may be modified depending on facility design. The City will take operation and maintenance responsibility for residential stormwater facilities built for minimum requirements #6 Runoff Treatment and #7 Flow Control, the dedication method will depend on final design.

If you have questions regarding these comments, please contact me at 360-363-8140 or [rcarney@marysvillewa.gov](mailto:rcarney@marysvillewa.gov).

cc: Matt Eyer, Storm/Sewer Supervisor

(360) 363-8100

Public Works  
80 Columbia Avenue  
Marysville, WA 98270





**MARYSVILLE**  
PUBLIC WORKS

**MEMORANDUM**

TO: Amy Hess –Senior Planner  
FROM: Jesse Hannahs, P.E. – Traffic Engineering Manager  
DATE: November 7, 2023  
SUBJECT: PA 23-023 – Grove ST Apartments

I have reviewed the Site Plan for the proposed Spitzenberg Apartments at 1902 Grove ST 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.
- 2) A Traffic Impact Analysis (TIA) will be required.
  - i. TIA is acceptable
- 3) Overhead utilities along frontage shall be undergrounded.
- 4) Per EDDS 3-506, street lighting will be required.
  - a. Existing PUD street lights upon north side of Grove ST shall suffice for street lighting requirements.
- 5) A signing and channelization plan may be required as part of civil construction plans.

(360) 363-8100

Public Works  
80 Columbia Avenue  
Marysville, WA 98270

## MEMORANDUM

Date: **October 25, 2023**

**PA23-023**

To: **Amy Hess, Senior Planner**

From: **Michael Snook, Building Official**

Re: **Project Name:** Spitzenberg Apartments

**Applicant:** Spitzenberg Apartments

**Proposal:** Construction of 9-unit apartment building. Existing single family residence to be demolished, existing 5-unit apartment building to be retained.

**Address:** 1902 Grove Street

**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. 2021 Edition International Codes if after March 15, 2024.
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, and 2018 Washington State Energy Code work sheets. 2021 Edition International Codes if after March 15, 2024.
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. 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.
6. A grading permit may be required. A Geotechnical report may need to 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 this overall project:**

1. The building structure will be required to be designed under the 2018 IBC, Chapter 16, and Structural Design Requirements. 2021 Edition International Codes if 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.

2. Please provide scaled floor plans with square footage.
3. Exterior walls are to comply with the 2018 International Building Code, Chapter 6. This includes allowable openings under the 2018 IBC, Chapter 7. Site plan is to show the distance from the proposed structure to the property lines, from all sides of the building.
4. A Fire Sprinkler system may be required. The applicant is to verify this requirement with the Fire Marshal's Office.
5. 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.
6. 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.

**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](mailto:msnook@marysvillewa.gov) during office hours 7:30 am – 4:00 pm, Monday through Friday.



**MARYSVILLE**  
**PUBLIC WORKS**

## MEMORANDUM

TO: Amy Hess, Associate Planner

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

DATE: November 6<sup>th</sup>, 2023

SUBJECT: Spitzenberg Apartments, PA23-023

Public Works Operations has reviewed the Spitzenberg Apartments submittal and has the following comments:

1. New water main will need to be 8" in diameter with a blow off assembly at end of water main. 8" gate valve will be needed at tie in. Plans currently show 6" water main reducing down to 4".
2. Hydrant assembly needs to be installed in accordance with design and construction standards 2-060; Plans currently show 4" hydrant lead;
3. What is the water valve for that is shown on the end of the water main.

If the applicant has any questions about these comments, I can be contacted at (360) 363-8163 or [kbryant@marysvillewa.gov](mailto:kbryant@marysvillewa.gov).

(360) 363-8100

Public Works  
80 Columbia Avenue  
Marysville, WA 98270



## **Memorandum**

To: Amy Hess  
From: Billy Gilbert, Water Quality Lead  
Subject: PA23-023 Spitzenberg Apt  
Date: November 8, 2023

In response to your request for review of the above project, please note the following items.

- Plumbing system is subject to applicable requirements of MMC Chapter 14.10 “Water Supply Cross-Connections” and WAC 246-290-490.
- This is a multi-family residential facility currently classified as a low-hazard risk to the City’s water system. Installation of a Double Check Valve Assembly (DCVA) is required immediately downstream of each water service meter for the purpose of premise isolation of the domestic water line.
- A Double Check Detector Assembly (DCDA) for any residential fire line that is connected to the city’s water system.
- A Reduced Pressure Backflow Assembly (RPBA) is required immediately downstream of any irrigation meter and in an above ground hotbox if a chemical/fertilizer injection system is installed. If the irrigation system is not chemically injected, a DCVA is sufficient for this application. The DCVA may be installed in an in-ground meter type box or vault.
- A Reduced Pressure Backflow Assembly (RPBA) is required immediately downstream of any commercial use or pool meter and in a above ground hotbox.
- On-site inspections are to be performed by the City of Marysville Cross Connection Control Specialist at rough-in and final – prior to activation of the water services. 48 hours notice is required, prior to inspection.

Testing of all backflow prevention assemblies, by a Washington State Certified Backflow Assembly Tester, is required prior to occupancy use per MMC 14.10.120. Test reports shall be forwarded to the City of Marysville Water Quality Office, prior to occupancy.

Any questions regarding these comments, and scheduling for onsite inspections should be directed to Krista Gessner at 360-363-8141 or [crossconnection@marysvillewa.gov](mailto:crossconnection@marysvillewa.gov)