

December 5, 2023

Barghausen Consulting Engineers  
Attn: Glenna Mahar  
18215 72<sup>nd</sup> Ave S  
Kent, WA 98032

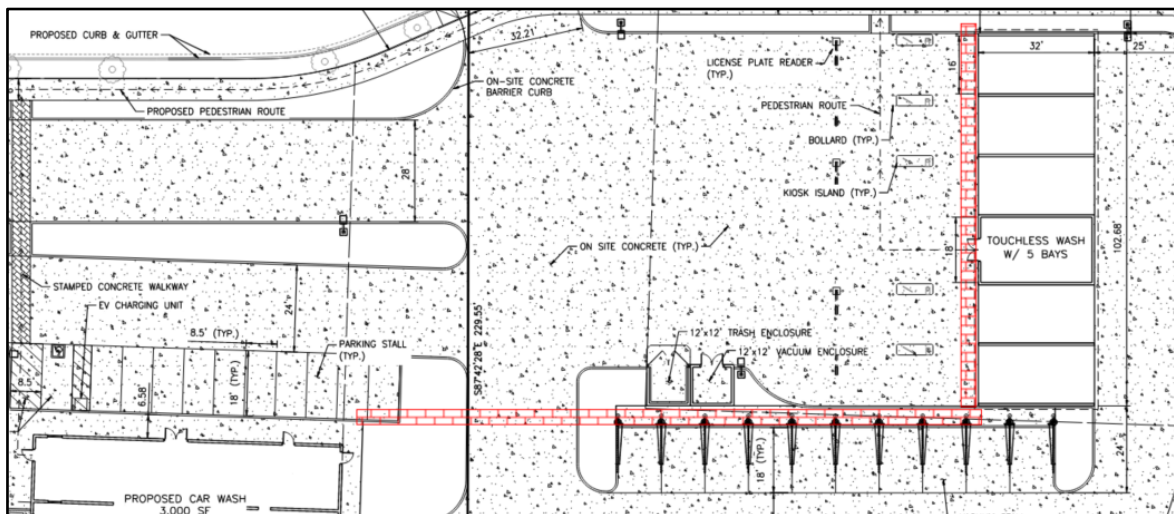
**Re: PA23-021 – White Barn Brown Bear Car Wash – Technical Review 1**  
8907 & 8915 Soper Hill Rd – APN(s): 00590700031903 / 00590700031902

Dear Glenna,

After preliminary review of the above referenced proposal, the Planning Division has the following comment(s):

**SITE PLAN REVIEW COMMENTS**

1. Include File Number PA23-021 on all future correspondence, in addition to all site, civil and landscape plans.
2. Car washes are required to meet the design standards of MMC 22C.020.265. Please demonstrate compliance with the following:
  - 2.1. A 3 ft. wide strip of foundation landscaping shall be provided along at least 50 percent of the building’s front elevation.
  - 2.2. A 2 ft. plus border of textured paving should be provided around the touchless wash building. Further, the noted “Pedestrian Route” should be clearly depicted with stamped concrete.
3. There should be a pedestrian connection from the Main Car Wash Building to the island south of the vacuum station. As a method to satisfy the above comment 2.2 as well as this pedestrian connectivity issue, staff suggests the following revision:



## **BUILDING DESIGN COMMENTS**

With building permit application, staff will conduct a formal compliance review to ensure the provisions of MMC 22.070 has been satisfied. **Based on a cursory review of the provided building elevations, staff has the following comments:**

4. To better meet the intent of MMC 2C.070.190(2) in regard to building details standards, architectural design elements should be included the windows and doors (i.e. awnings, trimming, recessed entries, decorative doors etc.).
  - 4.1. Demonstrated compliance with (2)(d) for blank wall treatment is needed. Especially for the east/west elevation of the Self-Wash building.
5. MMC 22C.070.220(2)(f): Rooftop Mechanical Equipment. All rooftop mechanical equipment shall be organized, proportioned, detailed, screened, landscaped (with decks or terraces) and/or colored to be an integral element of the building and minimize visual impacts from the ground level of adjacent streets and properties. Demonstrated compliance will be needed.

## **LANDSCAPE PLAN COMMENTS**

Prior to civil construction plan approval, a detailed landscape plan depicting all the applicable elements outline in MMC 22C.120 and MMC 22C.070.210 shall be approved. **Based on a cursory review of the proposed landscaping plan, staff has the following specific comments:**

6. Pursuant to MMC 22C.070.210(2)(a)(ii), parking lots adjacent to internal roadways must provide a 20 ft. landscaped planting strip to provide screening. Because the western boundary is for parking and vehicle queueing, adequate screening is required. Per section (iv) of the previously referenced section, the director may allow deviations from this section if the alternate design meets the intent of this section. As proposed, this area would not meet the requirements.
7. 10 ft. buffer of L3 landscaping is required along Drive A and Drive B. The provided landscape plan does not appear to propose a buffer that would adequately meet the intent of this requirement.
8. Provide a typical elevation view of the required perimeter buffer landscape areas.

## **GENERAL COMMENTS**

9. Submit a photometrics plan and design specifications for the proposed site lighting to determine compliance with MMC 22C.070.160.

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.

If you have any questions regarding the comments outlined above, please contact me at 360.363.8216, or by e-mail at [emorgan@marysvillewa.gov](mailto:emorgan@marysvillewa.gov).

Sincerely,

*Emily Morgan*

**Emily Morgan**  
Senior Planner

ecc: Chris Holland, Planning Manger

**COMMENTS ATTACHED:**

1.	<b>Public Works Surface Water</b> – Ryan Carney, Surface Water Inspector (360) 363-8140 or <a href="mailto:rcarney@marysvillewa.gov">rcarney@marysvillewa.gov</a>
2.	<b>Community Development Building</b> – Mike Snook, Building Official (360) 363-8210 or <a href="mailto:msnook@marysvillewa.gov">msnook@marysvillewa.gov</a>
3.	<b>Public Works Water Quality</b> – Billy Gilbert, Water Quality Lead Contact Krista Gessner (360) 363-8141 or <a href="mailto:crossconnection@marysvillewa.gov">crossconnection@marysvillewa.gov</a>
4.	<b>Marysville Fire District</b> – Don McGhee, Assistant Fire Marshal (360) 363-8500 or <a href="mailto:MFInspectors@MFDRA.org">MFInspectors@MFDRA.org</a>
5.	<b>City of Lake Stevens</b> – Melissa Place, Principal Planner (425) 622-9433 or <a href="mailto:mplace@lakestevenswa.gov">mplace@lakestevenswa.gov</a>
6.	<b>Snohomish County Public Works</b> – Monica Summerset, Land Development Analysis (425) 262-2860 or <a href="mailto:contact.pwCMS@snoco.org">contact.pwCMS@snoco.org</a>
7.	<b>Public Works Engineering</b> – Shane Whitney, Civil Plans Reviewer (360) 363-8227 or <a href="mailto:swhitney@marysvillewa.gov">swhitney@marysvillewa.gov</a>
8.	<b>Public Works Traffic</b> – Jesse Hannahs, Traffic Engineer Manager (360) 363-8287 or <a href="mailto:jhannahs@marysvillewa.gov">jhannahs@marysvillewa.gov</a>



**MARYSVILLE**  
PUBLIC WORKS

**MEMORANDUM**

TO: Emily Morgan, Senior Planner  
FROM: Ryan Carney, Surface Water Inspector  
DATE: 11/15/2023  
SUBJECT: PA23-021 White Barn Brown Bear Car Wash

1. The City has adopted the 2019 Stormwater Management Manual for Western Washington.
2. For commercial projects triggering minimum requirements #6 Runoff Treatment and #7 Flow Control will be required to record a covenant/easement for all of the facilities that will become privately owned and maintained (attached). A draft should be submitted with Civil Plan review documents. An online copy of this form can be found by visiting the City web site:  
<http://www.marysvillewa.gov/96/Community-Development> then clicking on "Permit applications, forms and fees" then "Engineering Services."

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 **GO TO NEXT PAGE AND DELETE THE COVENANT AND EASEMENT IF IT'S NOT NEEDED**

(360) 363-8100

Public Works  
80 Columbia Avenue  
Marysville, WA 98270



## Stormwater Covenant and Easement

Community Development Department 80 Columbia Avenue Marysville, WA 98270

(360) 363 -8100 Phone (360) 651-5099 FAX Office Hours: Monday – Friday 7:30 AM -4:00 PM

### Instructions Page

#### For the Developer:

Does your Project trigger minimum requirements #6 Runoff Treatment, or #7 Flow Control AND the facility(ies) will be on private property?

If “no” then this covenant does not need to be recorded.

Otherwise, please complete the enclosed documents. The draft document should be submitted for review with the other civil plan documents. It does not need signatures at that time. Exhibit B- Facilities Maintenance Plan should include a map showing where the storm water features are located on the property and describe the maintenance requirements. Once the infrastructure is built, review the document. If construction altered the stormwater utility layout update the appropriate information. The documents must be signed by all parties with an ownership interest in the property (include additional signature blocks and notary acknowledgement forms as necessary). Have the final document signatures notarized. Record before final occupancy is issued.

#### Recording notes:

- Do not write within the one-inch border
- Type or print legibly and in an easily readable font
- Print documents single sided and provide original copies with original signatures

When Recorded, Return to:

**City of Marysville**  
**Community Development**  
80 Columbia Ave  
Marysville, WA 98270

**Stormwater Covenant and Easement  
(MMC 14.15.155)**

<b>DOCUMENT TITLE:</b> <i>Project Name</i> Stormwater Covenant and Easement
<b>Grantor:</b> <i>Property Owner Name</i>
<b>Grantee:</b> CITY OF MARYSVILLE, a Municipal Corporation
<b>Legal Description (abbreviated):</b>
<b>Assessor's Parcel(s):</b>
<b>Address:</b>
<b>Reference Number(s):</b>
City of Marysville Project No: City of Marysville Building Permit No:
<b>**Note**</b> The Auditor/Recorder will rely on the information provided on this form. City staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

## Stormwater Covenant and Easement (MMC 14.15.155)

This Stormwater Covenant and Easement (the "Agreement") is executed in favor of the City of Marysville (the "City") by the undersigned owner(s) (the "Grantor") of the following described real property situated in the City of Marysville, Snohomish County, State of Washington (the "Property") (insert complete legal description):

(attach Exhibit A if necessary to fit full legal description)
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WHEREAS, pursuant to Marysville Municipal Code Chapter 14.15, as may be hereafter amended, a condition of developing the Property requires that it have adequate stormwater drainage; and

WHEREAS, the Grantor has installed a private storm drainage system for the Property; and

WHEREAS, such a private storm drainage system will require ongoing maintenance as detailed in the approved Facility Maintenance Plan to ensure it operates as designed;

WHEREAS, the private storm drainage system includes the following specified drainage control facilities, which are documented in the drainage control plan drawing(s), as amended by record drawing(s) on file with the City of Marysville. The following runoff treatment or flow control facilities are onsite:

	Detention or Infiltration Pond		BMP T8.20 Sand Filter vault
	Detention or Infiltration Vault		BMP T8.30 Linear Sand Filter
	BMP T5.15 Permeable Pavements		BMP T8.40 Media Filter Drain
	Detention Tank/Pipes		BMP T9.10 Basic Biofiltration Swale
	BMP T5.16 Tree Retention and Tree Planting		BMP T9.20 Wet Biofiltration Swale
	BMP T5.17 Vegetated Roofs		BMP T9.30 Continuous Inflow biofiltration Swale
	BMP T5.20 Rainwater Harvesting		BMP T9.40 Basic Filter Strip
	BMP T5.30 Full Dispersion area		BMP T10.10 Wetponds-Basic and Large
	BMP T6.10 Presettling Basin		BMP T10.20 Wetvaults
	BMP T7.10 Infiltration Basins		BMP T10.30 Stormwater Treatment Wetlands
	BMP T7.20 Infiltration trenches		BMP T10.40 Combined Detention and Wetpool Facilities
	BMP T7.30 Bioretention Cells, Swales and Planter Boxes		BMP T11.10 API (Baffle type) Separator bay
	BMP T7.40: Compost-amended Vegetated Filter Strips (CAVFS)		BMP T11.11 Coalescing Plate (CP) Separator Bay

	BMP T8.10 Basic Sand Filter basin	Ecology approved Emerging Technology Manufacturer: Device Name:
	BMP T8.11 Large Sand Filter basin	

Now, therefore, the Grantor, on behalf of Grantor and Grantor's heirs, successors, and assigns, agrees to the following and hereby creates a covenant running with the land that shall be binding upon all parties and their heirs, successors, and assigns forever:

- (1) The Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns, agrees to and shall:
  - (a) inspect and maintain the above described drainage control facilities in accordance with the provisions of Marysville Municipal Code (MMC) Title 14, the approved Facility Maintenance Plan (attached hereto as Exhibit B and incorporated by this reference), and any other provisions applicable to the facilities, as now and hereafter in effect;
  - (b) implement the terms of the drainage control plan required for development; and
  - (c) inform all future purchasers, heirs, successors, and assigns of the existence of the drainage control facilities and other elements of the drainage control plan and the limitations of the drainage control facilities.
  
- (2) The Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns, hereby grants permission for authorized representatives of the City of Marysville to enter onto the Property for inspection, monitoring, correction, or abatement of conditions related to the Property's drainage control plan, drainage control facilities, MMC Title 14, or any other MMC provision applicable to drainage control, as now and hereafter in effect.
  
- (3) If the private storm drainage system is not maintained in accordance with the approved or record drawing design, the Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns grants the City the right to inspect and repair the system and assess reasonable costs for the work that may be charged against the Property, the Property owner, or any beneficiary.
  
- (4) The Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns:
  - (a) Agrees and acknowledges that the City is not responsible for the adequacy or performance of the drainage control plan or the drainage control facilities;
  - (b) Agrees to accept any and all risks of harm, loss, injury, or damage related to the drainage control plan or the drainage control facilities; and
  - (c) Hereby waives any right to assert any and all present and future claims against the City, whether known or unknown, for any harm, loss, injury, or damage occurring either on or off the Property, related to the drainage control plan, the drainage control facilities, or drainage



or erosion on the Property, except only for such harm, loss, injury, or damage that directly results from the sole negligence of the City.

- (5) This Agreement shall be recorded in the real estate records of the Auditor's Office of Snohomish County, Washington. If any provision of this Agreement is held invalid, the remainder of the Agreement is not affected.
- (6) The obligations of the Grantor and each of the Grantor's heirs, successors, and assigns under this Agreement shall terminate when that person sells, devises, or transfers the Property, or his or her interest therein, unless the obligation arises out of a claim of negligence or intentional act of that person.

Now, therefore, to this end, the Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns, hereby grants a perpetual easement to the City of Marysville and its authorized representatives to enter the Property, inspect the private storm drainage system, and make necessary repairs, with any expenses incurred being chargeable against the Property, the Property owner, and any beneficiary.

By: \_\_\_\_\_ Date: \_\_\_\_\_

Type signer's name here, Type signer's title or affiliation

Type company name here

Type address here

Type City, State, Zip here

By: \_\_\_\_\_ Date: \_\_\_\_\_

Type signer's name here, Type signer's title or affiliation

Type company name here

Type address here

Type City, State, Zip here

**ACKNOWLEDGEMENT**

(Individual)

STATE OF WASHINGTON        )  
  )ss.  
COUNTY OF SNOHOMISH    )

I certify that I know or have satisfactory evidence that \_\_\_\_\_  
\_\_\_\_\_ is the person who appeared before me, and said person  
acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary  
act for the uses and purposes mentioned in the instrument.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at \_\_\_\_\_

My commission expires \_\_\_\_\_

(Entity)

STATE OF WASHINGTON        )  
  )ss.  
COUNTY OF SNOHOMISH     )

I certify that I know or have satisfactory evidence that \_\_\_\_\_  
\_\_\_\_\_ is the person who appeared before me, and said person  
acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute  
the instrument and acknowledged it as the \_\_\_\_\_  
of \_\_\_\_\_ to be the free and voluntary act of such party for the uses  
and purposes mentioned in the instrument.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at \_\_\_\_\_

My commission expires \_\_\_\_\_

**ACKNOWLEDGEMENT**

(Individual)

STATE OF WASHINGTON )  
 )ss.  
COUNTY OF SNOHOMISH )

I certify that I know or have satisfactory evidence that \_\_\_\_\_  
\_\_\_\_\_ is the person who appeared before me, and said person  
acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary  
act for the uses and purposes mentioned in the instrument.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at \_\_\_\_\_

My commission expires \_\_\_\_\_

(Entity)

STATE OF WASHINGTON        )  
  )ss.  
COUNTY OF SNOHOMISH     )

I certify that I know or have satisfactory evidence that \_\_\_\_\_  
\_\_\_\_\_ is the person who appeared before me, and said person  
acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute  
the instrument and acknowledged it as the \_\_\_\_\_  
of \_\_\_\_\_ to be the free and voluntary act of such party for the uses  
and purposes mentioned in the instrument.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at \_\_\_\_\_

My commission expires \_\_\_\_\_

**EXHIBIT A**

**LEGAL DESCRIPTION**

(Insert complete legal description):

Situated in the City of Marysville, County of Snohomish, State of Washington.

**EXHIBIT B**

**FACILITIES MAINTENANCE PLAN**

## MEMORANDUM

Date: **November 17, 2023**

**PA23-021**

To: **Emily Morgan, Senior Planner**

From: **Michael Snook, Building Official**

Re: **Project Name:** White Barn Brown Bear Carwash

**Applicant:** Barghausen Consulting Engineers, Inc.

**Proposal:** Administrative Conditional Use Permit and Site Plan Approval for the construction of a roughly 3,000 sq. ft. automated carwash tunnel with an unattended transaction pay station. The site would include a 5-bay touchless car wash, vacuum station islands, and on-site parking.

**Address:** 8907/8915 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, or 2021 2018 Edition of the International Building, Residential, Mechanical, 2018 Uniform Plumbing Codes, and current Washington State Amendments if submitted 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, Geotech Report, and 2018 Washington State Energy Code work sheets, or 2021 Washington State Energy Code work sheets if submitted 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. 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, or 2021 IBC Structural Design Requirements if submitted after March 15, 2024.
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”, or 2021 IBC, Chapter 5 “General Building Heights and Areas”, and any “Area Modifications” if submitted after March 15, 2024.
5. 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, or 2021 International Building Code Chapters 6 and 7 if submitted after March 15, 2024.
6. If mixed occupancy areas or non-separated are proposed inside the buildings, they will be required to comply with the 2018 IBC, Chapter 5, or 2021 IBC, Chapter 5 if submitted after March 15, 2024.
7. An “Exit study plan” is to be shown in the architectural plan set, and to be to scale.
8. Buildings may be required to be accessible to all areas to persons with physical disabilities per the 2018 IBC, Chapter 11. Or 2021 IBC, Chapter 11 if submitted after March 15, 2024. This includes the Washington State Amendments, and ICC A117.1.-2017.
9. Accessible parking stalls may be required to be shown on the site plan and meet the requirements of the 2018 IBC, Chapter 11. Or 2021 IBC, Chapter 11 if submitted after March 15, 2024.
10. Restrooms shall be provided per the Washington State Amendments of the 2018 IBC, Chapter 29, and the 2018 UPC. Or 2021 IBC, Chapter 29 and 2021 UPC if submitted after March 15, 2024.
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 may be required. The applicant is to verify 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. 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.
16. 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.

**17. 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.



## Memorandum

To: Emily Morgan

From: Billy Gilbert Water Quality Lead

Subject: PA23-021

Date: 11/20/2023

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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 table 9 facility requiring a RPBA directly downstream of the domestic water meter. For the purpose of premise isolation of the domestic water line.
- 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. In accordance with Design Standards 2-15-001
- A Double Check Detector Assembly (DCDA) is required for any fire line that is connected to the city’s water system.
- On-site inspections are to be performed by the City of Marysville Cross Connection Control Specialist at rough-in and final. 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 report shall be forwarded to the City of Marysville Water Quality Office, prior to occupancy.





# Marysville Fire District

**YOUR RISK PREVENTION TEAM**  
1635 Grove Street, Marysville WA 98270

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

To: Emily Morgan, Senior Planner  
From: Don McGhee, Assistant Fire Marshal  
Date: November 20, 2023  
Subject: PA23-021 8907/8915 Soper Hill Rd. Brown Bear Car Wash

I have completed a review of the plans for this project proposing development of 100,000 sf. site for commercial use. A 3,000 square foot automated car wash and a five bay touchless car wash.

Plans do not show proposed water main extensions or fire hydrants. *Water main extension with approved fire hydrants onsite may be required.*

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 marshal approval of fire access and fire hydrant/water supply systems is required as part of the civil construction plan review and approval process.
4. It is the developer's responsibility to see that adequate water for fire protection is attainable. The minimum required fire flow is determined using IFC Appendix B, and depends upon building sizes, construction types, and sprinkler systems. Proof of fire flow will be required. Documentation/certification of available water supplies for providing the required fire flows is required for final approval of the water system for this project and prior to building construction. Check with the city Public Works Dept. for water system information.
5. Maximum hydrant spacing for the proposed use is 300' apart.
6. Fire hydrants shall be provided in approved locations. Fire hydrants on an approved water main extension may be required within the site for this development. Provide water main extensions with hydrants along the new roadways and at all road intersections in approved locations, with maximum spacing of 300 feet apart. Fire hydrants with approved water supply must be in service prior to building construction.
7. 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.
8. Access planned appears adequate for fire apparatus. Access of 30' wide is shown on the plan.

***We Care About You!***

9. Recommend the drive aisles be posted “NO PARKING – FIRE LANE” to maintain unobstructed emergency access where applicable.
10. An adequate access route for fire apparatus must be in service prior to any building construction
11. 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.
12. The city address committee will determine road names and address numbers.

***We Care About You!***



# REQUEST FOR REVIEW

Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270  
Office Hours: Mon - Fri 8:00 AM - 4:30 PM ♦ Phone: (360) 363-8000

PROJECT INFORMATION									
<b>File Number</b>	PA23-021			<b>Date Sent</b>	11.2.2023		<b>Please Return by</b>	11.22.2023	
<b>Project Title</b>	White Barn Brown Bear Car Wash			<b>Related File Number(s)</b>	PreA23-005				
<b>Project Description</b>	Administrative Conditional Use Permit and Site Plan Approval for the construction of a roughly 3,000 sq. ft. automated carwash tunnel with an unattended transaction pay station. The site would include a 5-bay touchless car wash, vacuum station islands, and on-site parking.								
BACKGROUND SUMMARY									
<b>Applicant</b>	Barghausen Consulting Engineers								
<b>Location</b>	8907/8915 Soper Hill Road			<b>APNs</b>	00590700031903, 00590700031902				
<b>Acreage (SF)</b>	2.3 acres (100,156 SF)			<b>Section</b>	01	<b>Township</b>	29	<b>Range</b>	05
<b>Comprehensive Plan</b>	Community Business	<b>Zoning</b>	WR-CB	<b>Shoreline Environment</b>			N/A		
REVIEWING AGENCIES									
Marysville	Local Agencies & Districts		State & Federal		County		Other		
<input checked="" type="checkbox"/> Building <input type="checkbox"/> Parks <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> PW – Development Services <input checked="" type="checkbox"/> PW – Engineering <input checked="" type="checkbox"/> PW – Operations <input checked="" type="checkbox"/> PW – Solid Waste <input checked="" type="checkbox"/> PW – Streets <input checked="" type="checkbox"/> PW – Traffic Eng. <input checked="" type="checkbox"/> PW – Water Res. <input checked="" type="checkbox"/> PW – WWTP	<input type="checkbox"/> Arlington Airport <input type="checkbox"/> Arlington (city) <input checked="" type="checkbox"/> Comcast <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input checked="" type="checkbox"/> Lake Stevens (city) <input type="checkbox"/> Lake Stevens SD 4 <input type="checkbox"/> Lakewood SD 306 <input checked="" type="checkbox"/> Marysville Fire District <input type="checkbox"/> Marysville SD 25 <input checked="" type="checkbox"/> PUD No. 1 (electric) <input checked="" type="checkbox"/> Ziplly		<input type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input type="checkbox"/> DAHP <input type="checkbox"/> DNR <input checked="" type="checkbox"/> DOE (Bellevue) <input type="checkbox"/> DOE (Floodplain) <input type="checkbox"/> DOE (Register) <input type="checkbox"/> DOE (Shorelands) <input type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> WUTC		<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input checked="" type="checkbox"/> Public Works - Land Development <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> Olympic Pipeline <input type="checkbox"/> Puget Sound Energy <input checked="" type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Tulalip Tribes <input type="checkbox"/> <input type="checkbox"/>		
PROJECT MANAGER									
<b>Name</b> Emily Morgan		<b>Title</b> Senior Planner		<b>Phone</b> 360.363.8216		<b>E-mail</b> <a href="mailto:emorgan@marysvillewa.gov">emorgan@marysvillewa.gov</a>			

The City of Marysville Community Development Department is reviewing this application and encourages other affected agencies, departments, community groups and municipalities to respond. Your comments will assist the City's evaluation of this application. Furthermore, you will become a Party of Record to this case if you submit a response with your name and address. We highly recommend that you send your comments on letterhead. Without a full name and address, you will not be considered a Party of Record. You may e-mail, fax or send via regular mail your comments to this project manager listed above.

If you have no comments, please check the box below, sign and return this form to the project manager.

NO COMMENTS      Signature: Melissa Place      Date: 11/21/23  
 ATTACHED      Title: Principal Planner      Agency: City of Lake Stevens

**From:** [Melissa Place](#)  
**To:** [Emily Morgan](#)  
**Subject:** [External!] RE: Request for Review - White Barn Brown Bear Car Wash - PA23-021  
**Date:** Tuesday, November 21, 2023 2:22:53 PM  
**Attachments:** [image002.png](#)  
[E014 - Request for Review - PA23-021.pdf](#)

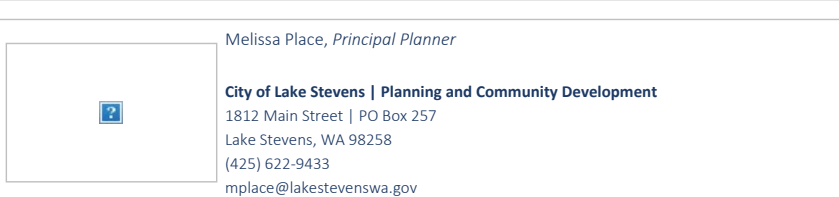
**[CAUTION:]** This email originated from outside the City of Marysville. **Do not click links or open attachments** unless you recognize the sender and know the content is safe. Contact helpdesk if you have any concerns or questions.

Hi Emily, the City of Lake Stevens has the following comments on the proposal:

1. Any work in the City of Lake Stevens right of way requires a City of Lake Stevens ROW permit and traffic control plan.
2. 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](mailto:pw-info@lakestevenswa.gov).
3. Please coordinate with the Lake Stevens Sewer District if those facilities are being impacted by increased usage because of this development.

Thanks, Melissa

*PUD and City of Lake Stevens want to offer you more savings. You can now access 25 to 50% larger rebates from Snohomish PUD for energy efficiency projects for your home or business. Visit [snopud.com/lakestevens](http://snopud.com/lakestevens) for more information.*



**NOTICE:** All emails and attachments sent to and from the city of Lake Stevens are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

-----Original Appointment-----

**From:** Emily Morgan <[emorgan@marysvillewa.gov](mailto:emorgan@marysvillewa.gov)>

**Sent:** Thursday, November 2, 2023 12:57 PM

**To:** Emily Morgan; Melissa Place; Chris Holland; Haylie Miller; Mike Snook; Jordan Sanchez; Brad Zahnow; Bradley Akau; Shane Whitney; Kacey Simon; Joshua King; Ken McIntyre; Adam Benton; Kim Bryant; Ryan Keefe; Tim King; Darrin Douglas; Kristy Beedle; Brooke Ensor; Matthew Eyer; Ryan Carney; Jesse Hannahs; Jesse Birchman; Danny Hagen; Jake Wetzel; Jason Crain; Shane Freeman; Billy Gilbert; Dave Brooks; Friedman, Jacob; Russell Wright; Brian Merkley; Don McGhee; Susie Carver; Tom Maloney ([TMaloney@mfdrra.org](mailto:TMaloney@mfdrra.org)); MLWicklund; robert.larson@ziply.com; robert.nance@ziply.com; Gresham, Doug (ECY); Neil Molstad; SPW-Contact.pwCMS; C Stevens; Kerry Lyste; Sam Barr; Tracey Boser; Todd Gray; Kurt Nelson

**Subject:** Request for Review - White Barn Brown Bear Car Wash - PA23-021

**When:** Wednesday, November 22, 2023 12:00 AM to Thursday, November 23, 2023 12:00 AM (UTC-08:00) Pacific Time (US & Canada).

**Where:**

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

FYI

-----Original Appointment-----

**From:** Emily Morgan <[emorgan@marysvillewa.gov](mailto:emorgan@marysvillewa.gov)>

**Sent:** Thursday, November 2, 2023 9:08 AM

**To:** Emily Morgan; Chris Holland; Haylie Miller; Mike Snook; Jordan Sanchez; Brad Zahnow; Bradley Akau; Shane Whitney; Kacey Simon; Joshua King; Ken McIntyre; Adam Benton; Kim Bryant; Ryan Keefe; Tim King; Darrin Douglas; Kristy Beedle; Brooke Ensor; Matthew Eyer; Ryan Carney; Jesse Hannahs; Jesse Birchman; Danny Hagen; Jake Wetzel; Jason Crain; Shane Freeman; Billy Gilbert; Dave Brooks; Friedman, Jacob; Russell Wright; Brian Merkley; Don McGhee; Susie Carver; Tom Maloney ([TMaloney@mfdrra.org](mailto:TMaloney@mfdrra.org)); MLWicklund; [robert.larson@ziply.com](mailto:robert.larson@ziply.com); [robert.nance@ziply.com](mailto:robert.nance@ziply.com); Gresham, Doug (ECY); Neil Molstad; SPW-Contact.pwCMS; C Stevens; Kerry Lyste; Sam Barr; Tracey Boser; Todd Gray; Kurt Nelson

**Subject:** Request for Review - White Barn Brown Bear Car Wash - PA23-021

**When:** Wednesday, November 22, 2023 12:00 AM to Thursday, November 23, 2023 12:00 AM (UTC-08:00) Pacific Time (US & Canada).

**Where:**

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



**From:** [SPW-Contact.pwCMS](#)  
**To:** [Emily Morgan](#)  
**Subject:** [External!] SNOCO COMMENTS: White Barn Brown Bear Car Wash - PA23-021  
**Date:** Wednesday, November 22, 2023 3:56:44 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)

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Hi Emily,

Snohomish County Public Works concurs with the distribution and the conclusion that this development will not impact any county capital improvement projects or county road with three or more directional peak hour trips. Therefore, no mitigation and no offer is required of this development to the county under the county/city interlocal agreement.

Thank you and I hope you enjoy the Thanksgiving weekend!

**Monica Summerset** | Associate Land Development Analyst

[Snohomish County Public Works](#)

3000 Rockefeller Ave, M/S 607 | Everett, WA 98201

425-262-2860 | [Contact.pwCMS@snoco.org](mailto:Contact.pwCMS@snoco.org)

*NOTICE: All emails, and attachments, sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56)*

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**From:** Emily Morgan <[emorgan@marysvillewa.gov](mailto:emorgan@marysvillewa.gov)>  
**Sent:** Wednesday, November 22, 2023 10:03 AM  
**To:** SPW-Contact.pwCMS <[Contact.pwCMS@snoco.org](mailto:Contact.pwCMS@snoco.org)>  
**Subject:** RE: [External!] TIA Needed – White Barn Brown Bear Car Wash - PA23-021

Hi Monica,

The file has been fixed and should now be accessible from the following link: <http://docs.marysvillewa.gov/htcomnet/public/?folder=2b2a90c4>

Thanks!

Emily

---

**From:** SPW-Contact.pwCMS <[Contact.pwCMS@snoco.org](mailto:Contact.pwCMS@snoco.org)>  
**Sent:** Wednesday, November 22, 2023 8:53 AM  
**To:** Emily Morgan <[emorgan@marysvillewa.gov](mailto:emorgan@marysvillewa.gov)>  
**Subject:** RE: [External!] TIA Needed – White Barn Brown Bear Car Wash - PA23-021

Hi Emily,

I received this message when I attempted to open the attached .pdf:

There was an error opening the attached document. The file is damaged and could not be repaired.

Can you please double check the link or resend it via an email?

Thank you.

**Monica Summerset** | Associate Land Development Analyst

[Snohomish County Public Works](#)

3000 Rockefeller Ave, M/S 607 | Everett, WA 98201

425-262-2860 | [Contact.pwCMS@snoco.org](mailto:Contact.pwCMS@snoco.org)

*NOTICE: All emails, and attachments, sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56)*

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**From:** Emily Morgan <[emorgan@marysvillewa.gov](mailto:emorgan@marysvillewa.gov)>  
**Sent:** Tuesday, November 21, 2023 2:40 PM  
**To:** SPW-Contact.pwCMS <[Contact.pwCMS@snoco.org](mailto:Contact.pwCMS@snoco.org)>  
**Subject:** RE: [External!] TIA Needed – White Barn Brown Bear Car Wash - PA23-021

That is very odd...not sure why it is not opening.

See attached.

Thanks,

Emily



**Emily Morgan** (she/her)  
Senior Planner  
501 Delta Ave  
Marysville, WA 98270  
360.363.8216 Direct

How are we doing? Please take our [survey](#) and let us know!

**From:** SPW-Contact.pwCMS <[Contact.pwCMS@snoco.org](mailto:Contact.pwCMS@snoco.org)>  
**Sent:** Tuesday, November 21, 2023 2:34 PM  
**To:** Emily Morgan <[emorgan@marysvillewa.gov](mailto:emorgan@marysvillewa.gov)>  
**Subject:** [External!] TIA Needed – White Barn Brown Bear Car Wash - PA23-021

[CAUTION:] This email originated from outside the City of Marysville. **Do not click links or open attachments** unless you recognize the sender and know the content is safe. Contact helpdesk if you have any concerns or questions.

Hi Emily,

I could not open the Traffic Impact Analysis (TIA) report, can you please double check the link or send it via an email?

Thank you,

**Gurpreet Dhaliwal, P.E., PTOE | Engineer III**  
[Snohomish County Public Works](#) | Traffic Operations  
3000 Rockefeller Avenue, M/S 607 | Everett, WA 98201  
425-388-3870 | [Gurpreet.Dhaliwal@snoco.org](mailto:Gurpreet.Dhaliwal@snoco.org)

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NOTICE: All emails and attachments sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

-----Original Appointment-----

**From:** Emily Morgan <[emorgan@marysvillewa.gov](mailto:emorgan@marysvillewa.gov)>  
**Sent:** Thursday, November 2, 2023 9:08 AM  
**To:** Chris Holland; Haylie Miller; Mike Snook; Jordan Sanchez; Brad Zahnow; Bradley Akau; Shane Whitney; Kacey Simon; Joshua King; Ken McIntyre; Adam Benton; Kim Bryant; Ryan Keefe; Tim King; Darrin Douglas; Kristy Beedle; Brooke Ensor; Matthew Eyer; Ryan Carney; Jesse Hannahs; jbirchman; Danny Hagen; Jake Wetzel; Jason Crain; Shane Freeman; Billy Gilbert; Dave Brooks; Friedman, Jacob; Russell Wright; Brian Merkley; Don McGhee; Susie Carver; Tom Maloney ([TMaloney@mfdrra.org](mailto:TMaloney@mfdrra.org)); Wicklund, Mary; [robert.larson@ziply.com](mailto:robert.larson@ziply.com); [robert.nance@ziply.com](mailto:robert.nance@ziply.com); Doug Gresham; Neil Molstad; SPW-Contact.pwCMS; cstevens; Kerry Lyste; Sam Barr; Tracey Boser; Todd Gray; [knelson@tulaliptribes-nsn.gov](mailto:knelson@tulaliptribes-nsn.gov)  
**Subject:** Request for Review - White Barn Brown Bear Car Wash - PA23-021  
**When:** Wednesday, November 22, 2023 12:00 AM to Thursday, November 23, 2023 12:00 AM (UTC-08:00) Pacific Time (US & Canada).  
**Where:**



THIS IS A REQUEST FOR REVIEW (RFR) WITH COMMENTS REQUESTED TO BE RETURNED BY NOVEMBER 22, 2023	
<b>File Number:</b>	PA23-021
<b>Project Title:</b>	White Barn Brown Bear Car Wash
<b>Project Description:</b>	Administrative Conditional Use Permit and Site Plan Approval for the construction of a roughly 3,000 sq. ft. automated carwash tunnel with an unattended transaction pay station. The site would include a 5-bay touchless car wash, vacuum station islands, and on-site parking.
<b>Applicant:</b>	Barghausen Consulting Engineers
<b>Project Location:</b>	8907/8915 Soper Hill Road
<b>APNs:</b>	00590700031903, 00590700031902
<b>Application Materials:</b>	<a href="http://docs.marysvillewa.gov/htcomnet/public/?folder=2b2a90c4">http://docs.marysvillewa.gov/htcomnet/public/?folder=2b2a90c4</a> <b>Or view via LF:</b> CoM\Community Development\Planning\PA23-021 White Barn - Brown Bear Carwash
Please return comments via e-mail to <a href="mailto:emorgan@marysvillewa.gov">emorgan@marysvillewa.gov</a> on or before <b>NOVEMBER 22, 2023</b> .	

If you have any questions regarding the application, please let me know.

Thank you,



**Emily Morgan** (she/her)  
Senior Planner  
501 Delta Ave  
Marysville, WA 98270  
360.363.8216 Direct

How are we doing? Please take our [survey](#) and let us know!



**MARYSVILLE**  
WASHINGTON

PUBLIC WORKS DEPARTMENT  
501 Delta Ave. ♦ Marysville, WA 98270  
(360) 363-8100 ♦ (360) 651-5099 FAX

**MEMORANDUM**

To: Chris Holland, Planning Manager

From: Shane Whitney, Civil Plan Reviewer

RE: Brown Bear Car Wash File# PA23-021  
New Car Wash Site  
Parcel #'s 00590700031903 & 00590700031902

Date: 11/28/2023

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

1. **Existing utilities:** The existing onsite utilities can be found on record drawing RD474.
2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project. No extensions within the right-of-way are necessary.
3. **Frontage Improvements:** 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. There are no frontage improvements required of this development.
4. **Dedication Requirements:** There is no dedication required.
5. **Access:**
  - a. The internal circulation pattern must meet the Fire Marshall's requirements.
  - b. The access locations are coming off a private drive, that being said I am concerned that there is not enough queuing onsite for vehicles that will enter the car wash.
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. Stormwater drainage: The city has adopted the 2019 Ecology Manual. The project need only comply with minimum requirements 1 – 5. The submitted report has demonstrated that the project can be compliant. A complete drainage analysis will be required with the submittal of the grading permit.

- b. No structures shall be located over the top of the stormwater vault. In addition, we're going to require that a structural engineer verify if the vehicle queuing over the top of the vault is within the design parameters of the lid.
- c. The maximum allowed impervious surface coverage for the Zoning designation is 85%.

Standard 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. 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.
- 9. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.
- 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:  
\$976 plus a \$2000 deposit are due for submittal of the grading permit.  
Review fee of \$130 per hour will be charged against the deposit.
- 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:  
Inspection is charged at \$130 per hour with a \$2500 deposit required.
- 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](mailto:swhitney@marysvillewa.gov) or at (360) 363-8227.

cc: Josh King, PE, Development Services Manager



**MARYSVILLE**  
PUBLIC WORKS

**MEMORANDUM**

TO: Emily Morgan – Senior Planner

FROM: Jesse L. Hannahs, P.E. – Traffic Engineering Manager

DATE: November 30, 2023

SUBJECT: PA 23-021 – White Barn - Brown Bear Carwash

I have reviewed the Site Plan for the proposed White Barn - Brown Bear Carwash and have the following comments:

- 1) Traffic Impact Fees and Traffic Impact Analysis shall be per Initial White Barn TIA. Any alterations to original TIA Trip Generation assumptions, at a minimum, shall require a TIA Memo to provide understanding of the updated proposed site uses.
  - a. Provide TIA memo comparing original accepted TIA trip generation to currently proposed site land uses.
- 2) Roadway frontage improvements shall be per original White Barn roadway improvement plans requiring improvements be constructed on 87<sup>th</sup> Ave NE and Soper Hill Road including Roundabout construction and SR 9 traffic signal modification.

(360) 363-8100

Public Works  
80 Columbia Avenue  
Marysville, WA 98270