



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

January 18, 2023

Merle Ash

Re: Sather-VanEss Phase 2 Sewer Extension SEPA
PA22048

Dear Mr. Merle,

This letter is intended to summarize the Planning Divisions comments regarding the above referenced proposal.

1. Prior to a SEPA Determination being issued, comments from Morgan Krueger of WDFW shall be addressed.
2. Prior to a SEPA Determination being issued, easements allowing construction and placement of the sewer main on all affected parcels shall be submitted.
3. Please see comments from Shane Whitney, Civil Plan Reviewer.

Enclosed are copies of comments received from other City departments, and reviewing agencies. If you have any questions, please contact me at 360.363.8215, or by e-mail at ahess@marysvillewa.gov, or the appropriate staff person.

Sincerely,

Amy Hess

Amy Hess
Senior Planner

cc: Chris Holland, Planning Manager

Amy Hess

From: Krueger, Morgan (DFW) <Morgan.Krueger@dfw.wa.gov>
Sent: Wednesday, January 11, 2023 4:51 PM
To: Amy Hess
Cc: Lakey, Kirk A (DFW)
Subject: [External!] Request for Review - Sather-VanEss Phase 2 Sewer Extension SEPA (PA22048)

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

Hi Amy,

Thank you for the opportunity to comment on this project (Sather-VanEss Phase 2 Sewer Extension). Our comments are as follows:

- Is there a wetland delineation report attached to this project? The wetland in the southwest corner of the project site looks smaller in the plan set than on WDFW web maps and on Marysville critical areas map. Additionally, it would be helpful if all wetland buffers were clearly labeled on project drawings. A wetland and WDFW critical area is located directly north of 164th st. above proposed sewer line (not depicted in plan drawings). The location for the dewater discharge is directly between the 164th st. wetland and the Gissberg/Twin Lakes. This does not seem like an appropriate location for dewatering. Labeling these features with buffer distances would be helpful in seeing just how far away the proposed dewater area and sewer line is to these water features/critical areas.
- Unless otherwise specified, a WDFW HPA will need to be obtained in order to install culverts. This should be mentioned in part A.10 of the SEPA checklist.
- Is there any mitigation sequencing for this project? If an HPA is to be obtained, a detailed mitigation sequencing document must be provided demonstrating a no net loss of ecological function.

WDFW is available to provide more information and help in addressing the listed concerns. Thank you for the opportunity to comment, and if you have any questions, feel free to reach out to me.

All the best,

Morgan Krueger
Habitat Biologist 2
Washington Dept. of Fish and Wildlife
Central District, Region 4
Cell : 206-707-5434



PUBLIC WORKS DEPARTMENT
80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX

MEMORANDUM

To: Amy Hess, Senior Planner

From: Shane Whitney, Civil Plan Reviewer

RE: VanEss Sewer Extension, File# PA22-048
SEPA Application
Parcel #'s 310529-002-014-01, 310529-002-013-00, 310529-002-005-00

Date: 1/12/2023

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

1. **Existing utilities:** There are no record drawings of any utilities that may cause a conflict with the proposal.

Other Comments:

2. 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. This really only applies to the connection to the City system. Where that connection is going to happen is not currently City right-of-way, but may be by the time construction starts.
3. A grading permit is required, G22-0055 has been applied for. The majority of Public Works concerns will be addressed with the review of the grading permit.
4. In the supplied submittal package was an easement for stormwater and temporary construction. Prior to approval of the grading permit, the required easements for the described sewer line will need to be supplied to the City.
5. 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.
6. 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.

7. 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

8. **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. **As previously noted, the grading permit has been submitted.**

- 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.

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 swhitney@marysvillewa.gov or at (360) 363-8227.

cc: Ken McIntyre, PE, Assistant City Engineer