



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

August 31, 2023

Todd Bullock
2812 Architecture
2812 Colby Ave.
Everett WA 98201

Re: PA23-018 – Pilchuck Rentals CUP – Technical Review 1

Todd,

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

1. Include File Number PA23-018 on all future plans and correspondence.

Site Design

2. All areas adjacent to the loading areas (south and north of building) shall be paved, consistent with [MMC 22C.130.080\(2\)\(e\)](#).
3. Please provide the proposed revised access easement.
4. All vehicle areas must be surfaced with an all-weather surface. Gravel is not considered an all-weather surface.
5. Impervious surface in the GC zone is limited to 85% of the total site. Please provide an impervious surface calculation with the revised site plan.
6. See comments from Shane Whitney and Jesse Hannahs regarding the access on to Smokey Point Blvd. and the need for an Engineering Variance.
7. Please provide a dumpster enclosure detail. The site plan references sheet A1.2, but this sheet was not provided with the submittal. Please note that dumpsters are required to be located on concrete.
8. Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility to the public. If such elements are mounted in a location visible from the street or pedestrian pathway, they shall be screened with vegetation or by architectural features. This is expected to be a condition of CUP approval. It appears that the electric meter identified on the site plan by number 16 will need to be relocated as well as the propane tanks identified by number 17 on the site plan.

Landscaping

9. A landscape plan meeting the standards of [MMC 22C.120](#) shall be submitted. The plan shall include location, species, and quantities of all trees/shrubs/groundcover.
10. In order to screen the storage area, a 15-foot wide, Type L1 – Opaque screen shall be installed along the north, south, and west project boundaries. An L1 screen is defined as follows: A screen that is opaque from the ground to a height of at least six feet, with intermittent visual obstructions from the opaque portion to a height of at least 20 feet. An opaque screen is intended to exclude all visual contact between uses and to create a strong impression of spatial separation. The opaque screen may be composed of a wall, fence, landscaped earth berm, planted vegetation, or existing vegetation. Compliance of planted vegetative screens or natural vegetation will be judged on the basis on the average mature height and density of foliage of the subject species, or field observation of existing vegetation. The opaque portion of the screen must be opaque in all seasons of the year. At maturity, the portion of intermittent visual obstructions should not contain any completely unobstructed openings more than 10 feet wide. The portion of intermittent visual obstructions may contain deciduous plants. Suggested planting patterns that will achieve this standard are included in administrative guidelines prepared by the community development department.

Type L1 Planting Standards:

1. Type L1 landscaping is a "full screen" that functions as a visual barrier. This landscaping is typically found between residential and non-residential areas, or other incompatible land uses.
2. General guidelines for Type L1 landscaping:
 - a. A mix of primarily evergreen trees and shrubs placed to form a continuous screen;
 - b. At least 70 percent evergreen trees;
 - c. Evergreen trees spaced no more than 15 feet on center;
 - d. Deciduous trees spaced no more than 20 feet on center;
 - e. Evergreen shrubs spaced no more than four feet apart; and
 - f. Ground cover.

Please revise the landscape plan to include the required screening.

11. The planter strips in the parking area shall have no dimension less than 5 feet. It does not appear that the strip on the south east corner of the building meets this dimensional requirement.
12. Perimeter landscaping is required in the parking area. Please add landscaping in the area clouded below.



13. Please identify where the street tree being removed on Smokey Point Blvd. will be relocated to.

Building Design Standards

14. Compliance with the following sections of MMC 22C.020.250 are expected to be conditions of approval. The following revisions are needed in order to meet the standards:

The west elevation meets the definition of a blank wall and is required to include one or more of the treatments outlined in MMC 22C.020.250(11).

Additional details are needed in order to meet MMC 22C.020.250(6) – Human Scale Standards.

MMC 22C.020.250(7)(a) – Façade modulation. It does not appear that any façade modulation is proposed. Please revise to meet the façade modulation requirements in this section.

MMC 22C.020.250(7)(b) requires street front articulation. Please include at least two of the options listed in this section.

MMC 22C.020.250(7)(d) – Roofline Modulation. It does not appear that there is sufficient roofline modulation to meet these standards. Please revise accordingly.

MMC 22C.020.250(9)(a)-(c) – Building Design details. Additional elements are needed to meet these standards. This could include, but is not limited to, extending the brick shown along the lower portion of the building and wrapping it around all elevations, varying the color/material to provide some actual interest, and incorporation of more varied high quality materials.

MMC 22C.020.250(10) – Building Materials. Metal siding must have visible corner moldings and trim...and incorporate masonry stone, or other durable permanent materials within two feet of ground level. This is required on all frontages visible from public streets (north, west, and east). Metal siding must also incorporate multiple colors.

Concrete masonry units (CMU) or cinder blocks shall be architecturally treated with at least one or more of the following:

- (i) Use in conjunction with other permitted exterior materials.

(ii) Use of a combination of textured surfaces such as split face or grooved to create distinct banding or other design.

(iii) Use of other masonry types, such as brick, glass block, or tile in conjunction with concrete blocks.

(iv) Use of decorative coursing to break up blank wall areas.

(v) Use of matching colored mortar where color is an element of architectural treatment for any of the options above.

(vi) Other treatment approved by the director.

MMC 22C.020.250(10)(e) Prohibited materials. Any sheet materials, such as wood or metal siding, with exposed edges or unfinished edges, or made of nondurable materials as determined by the director. Proposed building materials and details list shall be provided for review by the director. As proposed, no treatment of the exposed edges is proposed, this will be required to be revised.

Staff may require additional building design components be incorporated as a condition of Conditional Use Permit approval.

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.

Sincerely,

Amy Hess

Amy Hess
Senior Planner

ecc: Chris Holland, Planning Manager



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: Pilchuck Rentals, File# PA23-018
New Commercial Building and Distribution
3304 156th Street NE & Parcel #31053200102800

Date: 8/18/2023

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

1. **Existing utilities:**
 - a. Sanitary sewer: The onsite sewer manhole is shown on record drawing S579.
 - b. Water: The onsite water line is shown on record drawing W755.
 - c. Storm: The catchbasin on the northern central portion of the site is shown on record drawing RD81, the one at the entrance for Smokey Point Blvd is shown on SD179.
2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project. No utility extensions will be required.
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.
 - a. There are no frontage improvements required for 156th Street NE.
 - b. The required improvements for Smokey Point Blvd. should be complete. If there are any broken sidewalk panels along the projects frontage, those will need to be replaced.
4. **Dedication Requirements:**
 - a. Dedication on 156th Street NE is not required at this time.
 - b. It does not appear that additional right-of-way is required for Smokey Point Blvd.
5. **Access:**
 - a. The parcel has an easement to cross the City parcel to the north for access onto 156th Street. That access does not meet the spacing requirement from the

- intersection, combined with the future WSDOT project, that access should no longer be utilized for anything other than a right out traffic movement.
- b. The current access onto Smokey Point Blvd. also does not meet the spacing requirement from the intersection. The access should be relocated to the south as far as possible and an engineering variance would need to be submitted to justify that a full access be allowed. If not, the access would be limited to a right in and right out traffic movement. Any additional guidance provided by the Traffic Engineer on this shall be followed.
 - c. The minimum width of a commercial driveway is 24-feet and the maximum is 40-feet.
 - d. The vehicle circulation pattern inside the site will need to meet the Fire Marshall's 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. Stormwater drainage: The city has adopted the 2019 Ecology Manual. At this time it appears that the back lot will not be allowed to remain as gravel. It will be required to be paved. The drainage report will need to be revised to account for infiltrating the runoff from all surfaces.
 - b. A geotechnical report has been submitted. Monitoring wells may need to be placed at the site to determine the seasonal ground water level. We can also look into whether we have any other information from neighboring sites. It is likely that a mounding analysis will be required as it's unlikely that we can get 5 feet of separation from the water table.
 - c. The maximum allowed impervious surface coverage for the Zoning designation is 85%. It would appear that the site currently exceeds this amount, some of the existing impervious surface may need to be converted to a pervious condition.

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. 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.
11. 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.

12. 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

13. **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 repeat the above schedule.

14. 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 (360) 363-8227 or at swhitney@marysvillewa.gov.

cc: Ken McIntyre, PE, Assistant City Engineer



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Amy Hess – Senior Planner

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

DATE: August 25, 2023

SUBJECT: PA 23-018 – Pilchuck Rentals

I have reviewed the Site Plan for the proposed Pilchuck Rentals at 3304 156th ST NE 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.
 - a. TIA should follow City guidelines to be provided.
 - b. Trip Generation:
 - i. Existing ITE Land Uses are questioned as most recent property occupant is Nickel Brothers which would be considered a construction company and not consistent with either retail or warehouse uses.
 - c. Conclusion:
 - i. Traffic Impact Fees will be required as the existing use generates less traffic than the proposed use.
- 3) 156th St NE Interchange:
 - a. Connecting Washington funded interchange project is funded beginning in 2025 with construction likely within the following few years.
 - b. Preliminary design plans are for a Single Point Urban Interchange (SPUI) design with preliminary layout attached.
 - c. 156th St NE with project likely to be widened to 5 lanes.
 - d. Smokey Point Blvd. traffic volumes, particularly northbound left turns, along development frontage are likely to substantially increase with Interchange completion.
- 4) Access Management:
 - a. Access onto Smokey Point Blvd. shall meet access management standards of EDDS 3-301.
 - i. Full access shall be a minimum of 275' from traffic signal of 156th ST NE & Smokey Point Blvd.
 1. Southern property line is approximately 290' from traffic signal.
 2. A variance for full access might be supported if access is reduced in width and moved to southern property line.
 3. Left turn queue lengths at signalized intersection of 156th St NE & Smokey Point Blvd. will be evaluated with

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

Interchange project and queue lengths may dictate that c-curbing is installed to restrict access to right-in/right-out only at that time.

- 5) Per EDDS 3-506, street lighting will be required upon all public street frontages as part of civil construction plans.
 - a. Street lighting on 156th St NE is existing and may be relocated as part of Interchange project.
 - b. Street lighting upon west side of Smokey Point Blvd. along frontage is not feasible given existing PUD high voltage power lines along frontage.
 - c. No street lighting shall be required of development.



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Amy Hess, Senior Planner

FROM: Ryan Carney, Surface Water Inspector

DATE: 8/22/2023

SUBJECT: PA23-018 Pilchuck Conditional Use Permit

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 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."
3. Please discuss equipment wash bays and Minimum Requirement #3 Source Control. Wash bays need to be connected to pretreatment, then connected to sewer.
4. Please discuss specifics of vehicle parking/storage and petroleum storage/transfer in regards to Minimum Requirement #6 Runoff Treatment-Oil control.

If you have questions regarding these comments, please contact me at 360-363-8140 or rcarney@marysvillewa.gov.

cc: Matt Eyer, Storm/Sewer Supervisor

(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)**

DOCUMENT TITLE: <i>Project Name</i> Stormwater Covenant and Easement
Grantor: <i>Property Owner Name</i>
Grantee: CITY OF MARYSVILLE, a Municipal Corporation
Legal Description (abbreviated):
Assessor's Parcel(s):
Address:
Reference Number(s):
City of Marysville Project No: City of Marysville Building Permit No:
Note 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)

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

TO: Amy Hess, Senior Planner

FROM: Brad Zahnow, Development Services Technician

DATE: August 8, 2023

SUBJECT: PA23-018 Pilchuck Rentals Conditional Use Permit (CUP)
3304 156th St NE*
APN's: 31052300102800

Utility Capital Improvement Fees

Capital utility fees are assessed in accordance with the attached rate sheet. The "City" rates will be applicable to this project.

Recovery (Latecomer) Fees

No recovery contracts are applicable to this project.

Utility Main Fees

No utility main fees are applicable to this project.

ULID/LID Fees

The parcel is subject to LID #71 for construction of the 156th St Overpass. The current balances on the assessment account may be obtained from:

Rick Knopf
Public Finance, Inc.
Publicfinanceinc@gmail.com
(425) 885-1604

**Site address to be reassigned upon project approval, as entrance will be relocated to Smokey Point Blvd, per submitted plans.*



UTILITY CAPITAL IMPROVEMENT CHARGES - 2023

MMC Section 14.07.010 - Marysville Ord. Nos. 2607 & 2670 - Effective 1-1-2006
 Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270
 (360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Monday - Friday 7:30 AM - 4:00 PM

RESIDENTIAL UNITS

Type of Connection		Water		Sewer	
		City	Outside City	City	Outside City
Residential DU*	Eff 1/1/06	\$4,750/du	\$5,490/du	\$4,490/du	\$4,890/du
Inspection		Plumb permit varies	Plumb permit	\$100	\$100
Admin/Filing Fee		\$20	\$20	\$20	\$20

*Dwelling unit includes single-family, multi-unit housing, apts, condos, manufactured homes and mobile homes.
 Main fees or latecomer fees may apply, depending on location.

Type of Connection		Water		Sewer	
		City	Outside City	City	Outside City
Hotel/Motel	Eff 1/1/06	\$1,816/rm	\$2,099/rm	\$1,717/rm	\$1,870/rm
RV Park Pads	Eff 1/1/06	\$2,375/pad	\$2,745/pad	\$2,245/pad	\$2,445/pad

COMMERCIAL / INDUSTRIAL

WATER

Gallons per Minute	City	Outside City
0 – 2000 gpm	\$1.64 / square foot (bldg)	\$1.99 / square foot (bldg)
2001 – 4000 gpm	\$2.40 / sf	\$2.87 / sf
4001+ gpm	\$3.16 / sf	\$3.80 / sf
Warehouse/Storage (Ord No. 3026, Eff 7/15/16)	\$0.48 / sf	\$0.65 / sf
Warehouse/Storage with fire sprinklers	\$0.36 / sf	\$0.49 / sf

SEWER

Type of Use	City	Outside City
Retail Sales/Manufacturing/ Churches/Schools/Day Care	\$1.03 / square foot (bldg)	\$1.24 / square foot (bldg)
Offices/Medical/Dental/Nursing Homes and all other uses not listed	\$1.67 / sf	\$2.00 / sf
Warehouses/Storage	\$0.49 / sf	\$0.65 / sf
Restaurants/Taverns/Esspresso	\$2.38 / sf	\$2.86 / sf
Schools without kitchens	\$0.77 / sf	\$0.93 / sf

SURFACE WATER / STORM DRAINAGE

Surface water capital fee – Eff 1/1/11	Residential - \$95/du	Commercial - \$95/3200sf of imp surface
----------------------------------------	-----------------------	-----------------------------------------

METER SERVICES

Meter Size	Tapping Fee	Meter Drop Fee
5/8" x 3/4"	\$1,050	\$500
3/4" x 3/4"	\$1,075	\$525
1"	\$1,200	\$560
1.5"	\$1,600	\$750
2"	\$1,900 min	\$850
3", 4", 6", 8"	Time and Material - \$3,500 min + \$1K/inch	Included in tapping fee

Fire sprinkler systems may require a larger meter for adequate fire flow – consult your designer.

All non-residential water services, including fire sprinkler systems and irrigation systems, require a backflow prevention assembly to be installed immediately downstream of the water meter. Contact the city's cross connection control specialist at (360) 363-8100 to determine the type of assembly required.



Marysville Fire District

YOUR RISK PREVENTION TEAM
1094 Cedar Avenue, Marysville WA 98270

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

To: Todd Bullock, 2812 Architecture
From: Don McGhee, Assistant Fire Marshal
Date: August 8, 2023
Subject: PA23-018 Pilchuck CUP 3304 156th Street

I have completed a review of the plans for this project proposing construction of a 15,000 SF 2-story light-industrial building for office and warehouse use on a 3.19-acre property. Plans show fire apparatus access to the site off of Smokey Point Blvd.

Plans do not show any fire hydrants, or a proposed sprinkler FDC location for the new building. Plans do not show a riser room in the building. No information about available fire flow is provided for any fire hydrants near this site. *Additional new fire hydrants may be required.*

Comments related to fire code compliance for this project are noted below.

1. The project shall comply with the current fire code requirements (2018 IFC) including WA State and local City of Marysville amendments to the fire code. Any fire code required construction permits (IFC section 105.7) are obtained through Marysville Community Development at 501 Delta Avenue.
2. Fire marshal approval of fire access and fire hydrant/water supply systems is required and will be part of the civil construction plan review and approval process for this project.
3. 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.
4. Fire hydrants shall comply with city Water Design Standard 2-060 Hydrants.
5. Fire hydrants on an approved water main extension may be required within the site for this development. Fire hydrants with approved water supply must be in service prior to building construction.
6. The city address committee will determine approved address numbers for the site. The address will need to be changed.
7. Access for firefighting operations along all sides of all buildings is required. A 10 feet setback is recommended for commercial buildings. Approved access walkways to all exterior doors and openings shall be provided. All parts of the building exterior should be accessible for firefighting by an approved route around the building, and be within 150 feet of fire apparatus access. Formal review of access for approval is normally part of the civil and building plans review processes.
8. Approved access to building openings shall be provided for firefighting operations by walkways to exterior doors, with key boxes (Knox 3200 series recessed model) provided for immediate access (IFC 504/506).

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9. Proposed new buildings will require approved fire sprinkler and alarm systems appropriate for the proposed occupancy types. Separate fire protection system plans must be submitted to the city for fire marshal approval and submittal may be deferred from building plans- but allow 6 weeks for initial plan reviews. Building sprinkler systems require a riser room separated by fire resistive construction, 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). The location of fire hydrants and FDCs requires approval on civil plans.
10. Plans for underground fire sprinkler piping shall be shown on civil construction water plans, and submitted for fire marshal review and approval.
11. Provide a separated sprinkler room with exterior access on the building floor plan.
12. A location in the sprinkler room is required for the DCVA backflow prevention for the fire sprinkler system. Provide means for full flow backflow device testing.
13. 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.

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August 25, 2023

Amy Hess
 City of Marysville
 80 Columbia Avenue
 Marysville, WA 98270

Dear Ms. Hess:

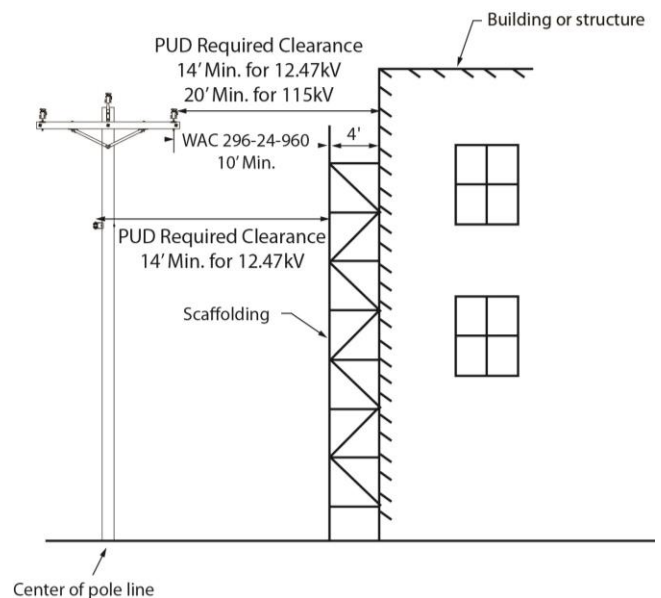
Reference Number: PA23018 Pilchuck Rentals

District DR Number: 23-10-747

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 required utility work in the scope of all applicable land use/development/stormwater 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 are only allowed within critical areas or buffers when no alternative location exists and when you mitigate any impacts to the area. Snohomish County may provide critical area

services on a case-by-case basis 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 Everett office at 425-783-8272 to contact a Customer Engineer.

Sincerely,

Mary Wicklund for

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

Cc: Todd Bullock – todd@2812architecture.com

MEMORANDUM

Date: **August 3, 2023**

PA23-018

To: **Amy Hess, Senior Planner**

From: **Michael Snook, Building Official**

Re: **Project Name:** Pilchuck Rentals Conditional Use Permit (CUP)

Applicant: 2812 Architecture

Proposal: Applicant has requested a Conditional Use Permit in order to redevelop the site and construct a 15,060 square-foot building for operation of an equipment rental business. Storage of equipment will be fenced and screened from public right-of-way and neighboring properties.

Address: 3304 156th Street NE

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 of the 2018 Edition International Building, Residential, Mechanical, 2018 Uniform Plumbing Codes, and current Washington State Amendments, or 2021 International Codes and Uniform Plumbing code if submitted after October 29, 2023
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 Washington State Energy Codes required if submitted after October 29, 2023.
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. Any demolition of existing structures will be required for the removal of any existing structures. An asbestos report will be required for each structure(s). Please contact the Building Division at 360-363-8100, for permitting questions.
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 will be required. 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 this overall project 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. Or 2021 IBC if submitted after October 29, 2023. 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. Show on the plans the type of building materials proposed, and if required, what type of fire-resistant construction will be required.
4. Site plan is to show the distance from the proposed structure to the property lines, from all sides of the building.
5. A Fire Sprinkler system may be required. The applicant is to verify this requirement with the Fire Marshal's Office.
6. 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.
7. 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.
8. **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.