



April 03, 2024

Re: PA23-018 – Pilchuck Rentals CUP – Technical Review 1  
Job. No.: 21c-4287

To: Amy Hess  
City of Marysville – Community Development Department  
501 Delta Avenue  
Marysville, WA 98270

### **Technical Review 1**

#### **Plan Review:**

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.

*Noted.*

#### **Site Design**

2. All areas adjacent to the loading areas (south and north of building) shall be paved, consistent with [MMC 22C.130.080\(2\)\(e\)](#).

*The area adjacent to the loading areas will be paved.*

3. Please provide the proposed revised access easement.

*Refer to submitted recorded Access Easement.*

4. All vehicle areas must be surfaced with an all-weather surface. Gravel is not considered an all-weather surface.

*All vehicle areas will have asphalt paving or concrete paving.*

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.

*The impervious surface has been calculated and is shown on A1.1. The site is under 85% impervious surface.*

6. See comments from Shane Whitney and Jesse Hannahs regarding the access on to Smokey Point Blvd. and the need for an Engineering Variance.

*Noted.*

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.

*Dumpster enclosure details are included in the re-submittal package.*

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.

*Refer to the Site Plan on A1.1 for relocated electric transformer (16) (revised from electric meter) and propane tanks (17).*

### **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.

*Refer to A1.3 for the landscape plan.*

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.

Please revise the landscape plan to include the required screening.

*Refer to A1.3 for the revised landscape plan.*

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.

*The planter strip on the southeast corner of the building is 5 feet wide.*

12. Perimeter landscaping is required in the parking area. Please add landscaping in the area clouded below.

*Landscaping has been added to the north property line in the parking area.*

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

*The driveway has been moved over so the existing street tree no longer needs to be relocated.*



## **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.

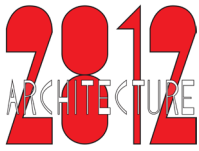
MMC 22C.020.250(9)(a)-(c) – Building Design details. Additional elements are needed to meet these standards. This could include, but is not limited to, extending the brick shown along the lower portion of the building and wrapping it around all elevations, varying the color/material to provide some actual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

*The architect has worked with Amy Hess of the City of Marysville Planning Office to create building elevations/ plan layout that meet all the requirements stated above. Amy Hess gave her approval in an email sent on 11/17/23.*

### **Civil Plan Review:**

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.

*Existing utilizes have been shown.*

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.

*Noted.*

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.

*Noted*

#### **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.

*Noted*

#### **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.

*It is not intended to access 156<sup>th</sup> Street through the city lot. The access between the two lots is more for the City's use than for the Rental Company's use.*

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.

*The access to Smokey Point Blvd has been relocated to the south. Refer to the site plan on A1.1.*

c. The minimum width of a commercial driveway is 24-feet and the maximum is 40- feet.

*The commercial driveway is 40'-0" wide.*

d. The vehicle circulation pattern inside the site will need to meet the Fire Marshall's requirements.

*Noted.*

**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 run off from all surfaces. *The back part will remain unchanged as gravel per the architect. It is not new or replaced impervious surface and is exempt from stormwater requirements.*

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 mounding analysis will be required as it's unlikely that we can get 5 feet of separation from the water table.

*Understood. This will be addressed at the time of construction permitting.*

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.

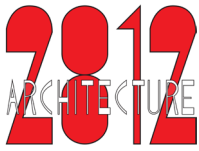
*Refer to architectural site plan on A1.1.*

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.

*Noted. The survey control datum NAVD-88 was used. Refer to drawing C1.*

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.

*Noted.*

9. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.

*Noted.*

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.

*Noted.*

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.

*Noted.*

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

*Noted.*

**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

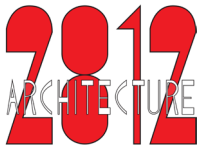
ii. Second review = 3 weeks

iii. Third review = 3 weeks

iv. Subsequent reviews repeat the above schedule.

*Noted.*

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.

*Noted.*

### **Traffic Review**

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.

*Noted.*

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.

*Refer to Traffic Impact Analysis.*

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.

*Noted.*

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.

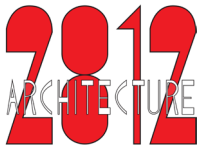
1. Southern property line is approximately 290' from traffic signal.

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

*Refer to revised site plan on A1.1.*





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.

*All pointes are noted.*

### **Public Works – Surface Water Review**

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.)

*Understood, will be addressed as part of the construction permitting process.*

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.”

*This will be prepared during the construction permit process.*

3. Please discuss equipment wash bays and Minimum Requirement #3 Source Control. Wash bays need to be connected to pretreatment, then connected to sewer.

*The wash bay is located in the building. Pretreatment and sewer connection will be detailed in construction permit drawings.*

4. Please discuss specifics of vehicle parking/storage and petroleum storage/transfer in regards to Minimum Requirement #6 Runoff Treatment-Oil control.

*An oil water separator will be provided for the fueling area as shown on the drawings.*

*Oil control is not required for the vehicular parking per the Manual as the number of larger vehicles over 10 tons is less than 25:*

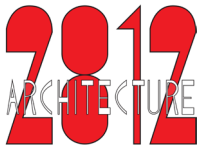
*“An area of a commercial or industrial site subject to parking, storage or maintenance of 25 or more vehicles that are over 10 tons gross weight (trucks, buses, trains, heavy equipment, etc.). In general, all-day parking areas are not intended to require Oil Control BMPs.”*

### **Fire District Review**

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.

*Noted.*

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.

*Noted.*

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.

*A water flow test/report will be obtained and submitted for review with the building permit/ civil permit process.*

4. Fire hydrants shall comply with city Water Design Standard 2-060 Hydrants.

*Noted.*

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.

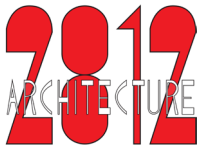
*Noted.*

6. The city address committee will determine approved address numbers for the site. The address will need to be changed.

*Noted. The address will be coordinated with the city address committee.*

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.

*All sides of the building are accessible for fire fighting operations. The building is within 150 feet of fire apparatus access.*



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).

*Access to building openings is provided and a Knox box is specified in the Construction Drawings.*

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.

*Refer to A2.1 for the location of the fire sprinkler room. Refer to A1.1 for the location of the FDC. The fire sprinkler system will be a deferred submittal and handled during the building permit process. Coordination between the Civil Engineer and the Fire Sprinkler System design engineer will occur during the submittal process.*

10. Plans for underground fire sprinkler piping shall be shown on civil construction water plans, and submitted for fire marshal review and approval.

*Refer to C2 for underground fire sprinkler piping.*

11. Provide a separated sprinkler room with exterior access on the building floor plan.

*A fire sprinkler room with exterior access is provided. Refer to A2.1 for location.*

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.

*Noted.*

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.

*Guard posts (bollards) will be included to protect gas piping, electrical equipment, fire protection piping, and hydrants as required. Refer to Site Plan on A1.1.*

### **Building Department Review**

**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



*The correct Codes as adopted by the city of Marysville will be listed in the project information. Refer to A1.1.*

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.

*Noted.*

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.

*Noted.*

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.

*Noted.*

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.

*Noted.*

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:

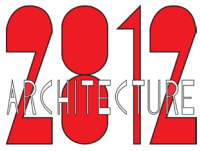
- Soil Classification
- Required Drainage Systems
- Soil Compaction Requirements
- Type of Footings, Foundations, and Slabs Allowed
- Erosion Control Requirements
- Retaining Walls
- Fill and Grade
- Final Grade

*Noted. Refer to geotech report prepared by Geotest dated June 19<sup>th</sup>, 2023.*

**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.

*Noted*



2. Please provide scaled floor plans with square footage.

*Noted. Refer to re-submittal application package.*

3. Show on the plans the type of building materials proposed, and if required, what type of fire-resistant construction will be required.

*Noted. Refer to re-submittal application package.*

4. Site plan is to show the distance from the proposed structure to the property lines, from all sides of the building.

*Noted. Refer to the site plan on A1.1.*

5. A Fire Sprinkler system may be required. The applicant is to verify this requirement with the Fire Marshal's Office.

*Noted. The building will have a fire sprinkler system.*

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.

*Noted. The electrical permit will be a deferred submittal.*

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.

*Noted. Refer to structural drawings for a list of special inspections.*

**8. Building application for plan review will be approximately 4-6 weeks for first-time plan review comments.**

*Noted.*

Sincerely,

Todd Bullock  
Associate Architect  
2812 architecture