



March 6, 2023

Will Blanchard
Snohomish County PUD
1802 75th St. SW
Everett, WA 98206

Re: PA23-003 – Jennings Substation – Technical Review 1
7728 & 7808 47th Ave NE – APN(s): 30052100412500 / 30052100414500

Dear Will,

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

SITE PLAN REVIEW COMMENTS

1. Include File Number PA23-003 on all future correspondence, in addition to all site, civil and landscape plans.
2. Being as the security fencing is to be 7ft. in height, a building permit would be required per [MMC 16.04.010\(4\)](#).

LANDSCAPING COMMENTS

3. Staff has reviewed the provided landscape plan, Sheets S-135-KL1 – S-135-KL5, and finds it acceptable. The following will be required **prior to final inspection for the proposed security fencing**:
 - 3.1. All required landscaping shall be in place prior to final inspection. The final inspection may be granted only after a maintenance bond, irrevocable letter of credit, or assignment of cash deposit has been posted in accordance with MMC [22G.040](#) . The secured funds shall be held for a minimum duration of two growing seasons (March through October) to assure the full establishment of all plantings. After two growing seasons, if the plantings are fully established, secured funds are released. If the plantings have not been fully established, secured funds shall be held for one additional growing season, then released or used to re-establish the plantings, whichever is appropriate.

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.

Sincerely,

Emily Morgan
Senior Planner

ecc: Chris Holland, Planning Manger



Memorandum

To: Emily Morgan
From: Billy Gilbert, Water Quality Lead
Subject: PA 23-0003 Jennings Substation
Date: February 27, 2023

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

- Plumbing system is subject to applicable requirements of MMC Chapter 14.10 “Water Supply Cross-Connections” and WAC 246-290-490.
- This is a commercial facility requiring a RPBA directly downstream of the domestic water meter. For the purpose of premise isolation of the domestic water line. The RPBA shall be in accordance with Design standards 2-151-002
- A Double Check Detector Assembly (DCDA) is required for any fire line that is connected to the city’s water system.
- A Reduced Pressure Backflow Assembly (RPBA) is required immediately downstream of any irrigation meter and in an above ground hotbox if a chemical/fertilizer injection system is installed. If the irrigation system is not chemically injected, a DCVA is sufficient for this application. The DCVA may be installed in an in-ground meter type box or vault.
- 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.

Any questions regarding these comments, and scheduling for onsite inspections should be directed to Krista Gessner 360-363-8141 jdavis@marysvillewa.gov



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Emily Morgan, Senior Planner
FROM: Brooke Ensor, NPDES Coordinator
DATE: 2/28/2023
SUBJECT: PA 23-003 Jennings Substation

1. The City has adopted the 2019 Stormwater Management Manual for Western Washington.
2. Per the information provided in the drainage report, the site is constructing bio-cells in order to satisfy Minimum Requirement 5. The City is not required to inspect these facilities. No additional easements will be required. This policy may be modified if the design changes in the future.

If you have questions regarding these comments, please contact me at 360-363-8288 or bensor@marysvillewa.gov.

cc: Matt Eyer, Storm/Sewer Supervisor

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Emily Morgan, Senior Planner

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

DATE: March 1st, 2023

SUBJECT: Jennings Substation, PA23-003

Public Works Operations has reviewed the Jennings Substation submittal and has the following comments:

1. No comment.

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



MEMORANDUM

TO: Emily Morgan, Senior Planner

FROM: Brad Zahnow, Development Services Technician

DATE: June 30, 2022

SUBJECT: PreA22-030 Jennings Substation
7728 / 7808 47th Ave NE
APN's: 30052100412500, 30052100414500

Residential 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 fees are applicable to this project.

Utility Main Fees

A water main fee of \$2.25/LF of frontage for a water line located in 47th Ave NE will apply to parcel 30052100414500 if a new water service is installed. If the existing water service located on parcel 30052100412500 is reused, there will be no additional main fees.

ULID/LID Fees

No ULID/LID fees are applicable to this project.



UTILITY CAPITAL IMPROVEMENT CHARGES - 2022

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
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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.



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

MEMORANDUM

To: Emily Morgan, Senior Planner

From: Shane Whitney, Civil Plan Reviewer

RE: Jennings Substation, File# PA23-003
New Power Substation
7728 & 7808 47th Ave & Parcel #'s 30052100412500 & 30052100414500

Date: 3/2/2023

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

1. **Existing utilities:**
 - a. Sanitary sewer: The sewer main is shown on record drawing S41.
 - b. Water: The existing water main is shown on record drawing W246.
 - c. Storm: The existing stub out is shown on record drawing SD186.
2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project. No extension of mains are required of the project.
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. The existing access for the home should be removed and the curb replaced. It would appear that because of ownership the project could gain access via the existing driveway on parcel 30052100414500. As the sidewalk is adjacent to the curb the sidewalks should also be replaced with a 6 foot sidewalk. The project is proposing the requested 6 foot sidewalk.
4. **Dedication Requirements:**
 - a. It does not appear that additional right-of-way is required for 47th Ave. NE.
5. **Access:**
 - a. The proposed access appears to align with the roadway across the street, there is an existing access on parcel 30052100414500 which should be utilized if possible.

The use of the proposed access can be approved provided that there are no objections from the Traffic Engineer.

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 must comply with the requirements stipulated in Volume I, Chapter 2 of the Stormwater Management Manual for Western Washington. The report that has been supplied is substantially compliant and will have a complete review during the grading permit process. In the next version that will be submitted, a basin map will need to be provided showing the onsite routing of the runoff for both pre and post developed.
 - b. The geotech will need to provide verification of the infiltration facilities for the project after construction is complete.
 - c. The maximum allowed impervious surface coverage for the Zoning designation is 85%.

Other 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 grading permit will be required for the onsite work.
11. If the project will utilize City water for irrigation purposes, backflow protection will be required behind the meter.
12. The existing storm stub to the property is connected to the City system and is designed as an outfall location for this property. The project must either detain or infiltrate onsite.
13. 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.
14. 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.
15. 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.

16. 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

17. **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.

18. 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

MEMORANDUM

Date: **February 27, 2023**

PA23-003

To: **Emily Morgan, Senior Planner**

From: **Michael Snook, Building Official**

Re: **Project Name:** Jennings Substation

Applicant: Will Blanchard, Snohomish County PUD

Proposal: Snohomish County PUD is proposing the construction of a new electrical distribution substation facility. The facility would include a substation yard, access driveway, and security fencing. Perimeter landscape screening is proposed along the north, east, and south boundaries.

Address: 7808/7728 47th Ave 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 the 2018 Edition of the International Building, Residential, Mechanical, 2018 Uniform Plumbing Codes, 2020 NEC, and current Washington State Amendments.
2. Contractor is to follow the Geotech of Record's Report.
3. Any dewatering of the site is to be approved by Land Development first.
4. A separate electrical permit may be required. Please contact Chris Field at 360-363-8231, to verify electrical permitting requirements.
5. Contact our office if you have questions in regards to permit applications, checklists and/or handouts.

Building application for plan review will be approximately 3-4 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.