

MEMORANDUM

DATE: October 7, 2022
TO: Chris Holland, Planning Manager
FROM: Benn Burke
SUBJECT: Geddes Marina Remediation Shoreline Substantive Development Permit First Technical Comments Responses and Clarifications
CC: Steve Miller
PROJECT NUMBER: 553-2967-005
PROJECT NAME: Geddes Marina Remediation

The purpose of this memorandum is to provide clarification and response to the City's Community Development comments on the Geddes Marina Remediation Shoreline Substantive Development Permit (PA22-001) submittal. The comments were provided in a letter to Steven Miller, Project Engineer dated February 7, 2022 (attached). This memorandum responds to comments 1 through 5. The February 7, 2022, letter identifies that the additional comments are provided for information only and pertain to potential future permit submittals.

As we discussed in our comment review meeting with you on September 8, 2022, we are providing you with our initial responses in anticipation of the City issuing a revised comment letter. In our responses below, we identify that previously submitted materials will be revised in response to the comments. We will resubmit revised copies of the noted materials with our responses to the revised comment letter.

Comment 1: "A conditional use permit is required for the proposed fill within the former Geddes marina boat basin; the area has a shoreline designation of "Aquatic." Please revise the application from a "Shoreline Substantial Development Permit" to "Conditional Use Shoreline Substantial Development Permit," and provide a response to the conditional use permit criteria established in Marysville Municipal Code (MMC) 22E.050.060(2). The Hearing Examiner is the decision maker."

Response 1: As we clarified during our comment review meeting on September 8, 2022, while the project will place "fill material", the activity does not meet the definition of "fill" defined in the City's 2020 Shoreline Master Program (SMP). The SMP defines "fill" as "the addition of soil, sand, rock, gravel, sediment, earth retaining structure, or other material to an area waterward of the OHWM, in wetlands, or on shorelands in a manner that raises the elevation or creates dry land." The work proposed in the designated "Aquatic" includes the placement of clean substrate material along the shoreline for the purpose of habitat restoration within areas where existing unsuitable substrate has been removed. The project will not place material within the aquatic zone to the extent that it raises the surface elevation or creates dry land. It is our understanding that the project will not require a conditional use permit as a result.

Comment 2: "The Shoreline Master Program Consistency Memo, dated December 10, 2021, needs the following revisions and/or additional information... Please describe how the application complies with the Shoreline Management Act (RCW 90.58.100(5) and WAC 173-27-160). The narrative also needs to describe consistency with the WA State legislative policies stated in RCW 90.58.020..."

Response 2: RCW 90.58.100(5) and WAC 173-27-160 are regulatory and code sections related to the requirements pursuant to a conditional use permit. As identified in Response 1, the project does not involve fill within the aquatic zone. A conditional use permit is not anticipated to be required.

Comment 3. SEPA Checklist questions and comments:

Pages 2 and 3 of 17, please provide documents or a link to documents referenced in the SEPA Checklist, under Section A(8) Background, existing environmental information, which were not included with this application.

Page 6 of 17, please provide clarification regarding the response to Earth, Subsection “g”. The response states no additional impervious surface will result from the project; however, the plan sets illustrate a gravel utility access road along the length of the future storm water channel. The City of Marysville includes hard packed gravel as an impervious surface.

Page 15 of 17, Transportation, item d states no new roads, but the site plan illustrates a gravel utility access road along the west side for the future stormwater channel.

Response 3.

Relative to the comments on pages 2 and 3 - The SEPA determination for the project was issued by the City in October 2016 (PA 16-034). During our preapplication meeting with City Community Development we were directed to update the SEPA checklist as appropriate based on new project information. The updated SEPA checklist identified that following new information had been prepared for the project:

- Draft Remedial Investigation and Feasibility Study Report: Former Geddes Marina Property prepared by Maul, Foster, and Alongi, Inc. 2020.
- Cultural resources survey for the Ebey Waterfront Park Expansion project, City of Marysville, Snohomish County, Washington. Prepared by Robert Kopperl, Ph.D., R.P.A., WillametteCRA dated 2019.
- Biological Assessment for the Geddes Marina Phase 2 Remediation Project. Prepared by Parametrix, dated December 2021.
- Draft Geotechnical Data Report: Geddes Marina Phase 2 Remediation. Prepared by HWA Geosciences, Inc. dated December 3, 2021.
- Critical Areas Report for the Geddes Marina Phase 2 Remediation. Prepared by Parametrix, Inc. dated December 2020.

These new materials were provided with the shoreline permit submittal. We assume that the materials provided with the original SEPA checklist submittal are on file with the City. Parametrix does not have these materials.

Relative to the comments on page 6 – The referenced gravel road is an existing condition. Please see 2020 air photograph cropped from the Snohomish County interactive map application (SCOPI). The project will restore the road to provide access to the channel. The project will not result in an increase in impervious surfaces.

Relative to the comments on page 15 – Please see response above related to the access road being existing. In addition, the Transportation section of the SEPA checklist is related to transportation uses. The road in question is a utility access road and is not an element of the transportation system.



Comment 4. The Critical Areas Report and Mitigation Plan, prepared by Parametrix and dated December 2021, needs to include the following information:

Page 1-1, Project location - revise the shoreline environment reference to include High-Intensity, Aquatic and Aquatic Urban.

Page 2-7, Section 2.3 Regulatory Implications. Please include citations and a narrative for compliance for MMC 22E.010.100(4) Wetland buffers, (9) Utilities and (10) stormwater management facilities. Also, please cite and provide narrative for compliance with MMC 22E.010.220 Fish and wildlife habitat buffer areas. All of MMC Chapter 22E.010 Critical Areas Management was adopted into the Marysville SMP Chapter 4 General Provisions, Subsection B.3 Critical Areas. The 25-foot buffer is identified in all three documents.

Pages 5-1 through 5-3 Preliminary Mitigation Plan. This section needs to include additional information, including, but not limited to: a. A narrative of how the proposal complies with the mitigation sequencing outlined in section 5.1. The response for comment #4, above, can be used for this request. b. The estimated number of mitigation credits needed for the permanent impacts to Wetlands B and C, and credits available within the Qwuloolt Estuary per the Advance Wetland Mitigation Agreement for the City of Marysville. This is necessary to ensure compliance with MMC 22E.010.130 Wetland mitigation banks and to ensure this mitigation technique is viable. c. Provide additional details relating to any potential critical areas buffer requirements for the future stormwater/tidal backwater channel or confirmation the impacts are limited to Critical Area B. d. Provide more details of the proposed on-site restoration for compliance with MMC 22E.010.140(1) Preliminary Plan. The critical Areas mitigation plan should include or reference Sheet LS1 Landscape Restoration Plan. There may duplication with the report; however, the preliminary mitigation plan needs to address MMC 22E.010.140 (1)(a) – (1)(d).

Response 4.

Relative to the comments on page 1-1. This information will be included in the revised Critical Areas Study.

Relative to the comments on Page 2-7. The requirements for critical areas reports are stated in MMC 22E.010.330. MMC 22E.010.330 does not include a requirement that the critical areas report include any discussion or information relative to code compliance. The stated purpose of “Regulatory Implications” section in the critical area study is to identify the on-site buffer requirements. Parametrix has submitted several critical areas studies in support of other applications on the Geddes Property and adjacent Ebey Waterfront Park using the same critical areas report format. Because the critical areas study is a document that is submitted in support of other state and federal permit requirements we would prefer if discussions related to City code compliance was kept to a minimum. If necessary, we will provide the requested information under a separate cover.

Relative to the comments on Pages 5-1 through 5-3. During our preapplication meeting with City Community Development staff we discussed the project approach and what information relative to the mitigation plan would be required. However, given the period of time between the shoreline submittal and the current date, Parametrix has completed a detailed Mitigation Use Plan, which was submitted in support of the Corps of Engineers Section 404 permit in April. This will be included as an appendix to the revised Critical Areas Study and includes the requested information.

Comment 5. The Plan Set, Sheet G3 Parcel Map – please correct the parcel ID numbers for 30053300202500 and 3053300202900, and add the easements identified in Schedule B of the Title Report.

Response 5. The preliminary plan set submitted for the initial shoreline permit submittal has been superseded by an updated 30% plan set. We will provide an update site plan with the requested information with our next submittal.



February 7, 2022

Steve Miller, Project Engineer
City of Marysville Public Works
80 Columbia Avenue
Marysville, WA 98270

Re.: Geddes Marina Remediation Shoreline Substantive Development Permit,
PA22-001, First technical review comments

Dear Steve,

The Planning Division has the following comments and questions. **Comments 1 through 5 need to be addressed prior to the Shoreline Substantial Development Conditional Use Permit being scheduled for a hearing before the City's Hearing Examiner:**

- 1) A conditional use permit is required for the proposed fill within the former Geddes marina boat basin; the area has a shoreline designation of "Aquatic." Please revise the application from a "Shoreline Substantial Development Permit" to "Conditional Use Shoreline Substantial Development Permit," and provide a response to the conditional use permit criteria established in Marysville Municipal Code (MMC) [22E.050.060](#)(2). The Hearing Examiner is the decision maker.
- 2) The Shoreline Master Program Consistency Memo, dated December 10, 2021, needs the following revisions and/or additional information:
 - The proposed project is within three Shoreline Environments: Aquatic, Aquatic Urban and High-Intensity. Please see the attached map with estimated shoreline environment boundaries and applicable uses from the Use Matrix. Each environment has different approved and conditionally approved uses as outlined in the City's SMP, Chapter 3 *Environmental Designation Provisions*. Please update the memo to specify which activities are planned within each Shoreline Environment and how they comply with the Environmental Descriptions and Use Matrices outlined in Chapter 3.
 - Please describe how the application complies with the Shoreline Management Act ([RCW 90.58.100](#)(5) and WAC [173-27-160](#)). The narrative also needs to describe consistency with the WA State legislative policies stated in [RCW 90.58.020: Legislative findings—State policy enunciated—Use preference. \(wa.gov\)](#).
 - Chapter 4, *General Provision* – provide the following information:
 - a. Section B.2 *Critical Areas* and B.4 *Environment*. Provide a narrative of the analysis used to determine compliance with the critical areas mitigation sequencing to avoid, minimize, repair, reduce impacts, etc. This needs to go beyond a simple acknowledgement of the requirement.
 - b. Sections B.8 *Shorelines of Statewide Significance* and B.12 *Water Quality*. Provide a narrative describing how the application is consistent with sections.

Please confirm the project will not result in an increase of impervious surfaces. All project drawings include a gravel utility access road the length of the proposed stormwater channel.

Chapter 5, *Shoreline Modification Provisions* - provide a narrative of how the application complies with following subsection:

- a. Subsection B.1 *General Policies*.
- b. Subsection B.4 *Fill*. Please expand on the narrative responding to the prohibition of fill unless the project clearly demonstrates the hydrologic characteristics and flood storage capacity will not be altered to increase flood hazard or other damage to properties.
- c. Subsection B.5 *Breakwaters, Jetties, and Goins*. This section includes weirs.
- d. Subsection B.7 *Shoreline Restoration and Ecological Enhancement*.

Chapter 6, *Shoreline Use Provisions* – Please expand on the narrative for section B.10 *Utilities* to include any alternatives analysis completed to relocate the current stormwater outfall (if any), include all project aspects that ensure the project enhances the area post construction (i.e. critical area enhancement, using an energy dissipation structure, etc.) and generally provide more information to respond to the applicable Regulations in section C1 - 17.

3) SEPA Checklist questions and comments:

- Pages 2 and 3 of 17, please provide documents or a link to documents referenced in the SEPA Checklist, under Section A(8) Background, existing environmental information, that were not included with this application.
- Page 6 of 17, please provide clarification regarding the response to Earth, Subsection “g”. The response states no additional impervious surface will result from the project; however, the plan sets illustrate a gravel utility access road along the length of the future storm water channel. The City of Marysville includes hard packed gravel as an impervious surface.
- Page 15 of 17, Transportation, item d states no new roads, but the site plan illustrates a gravel utility access road along the west side for the future stormwater channel.

4) The *Critical Areas Report and Mitigation Plan*, prepared by Parametrix and dated December 2021, needs to include the following information:

- Page 1-1, Project location - revise the shoreline environment reference to include High-Intensity, [Aquatic and Aquatic Urban](#).
- Page 2-7, Section 2.3 Regulatory Implications. Please include citations and a narrative for compliance for MMC 22E.010.100(4) Wetland buffers, (9) Utilities and (10) stormwater management facilities. Also, please cite and provide narrative for compliance with MMC 22E.010.220 Fish and wildlife habitat buffer areas. All of MMC Chapter 22E.010 Critical Areas Management was adopted into the Marysville SMP Chapter 4 General Provisions, Subsection B.3 Critical Areas. The 25-foot buffer is identified in all three documents.
- Pages 5-1 through 5-3 *Preliminary Mitigation Plan*. This section needs to include additional information, including, but not limited to:

- a. A narrative of how the proposal complies with the mitigation sequencing outlined in section 5.1. The response for comment #4, above, can be used for this request.
 - b. The estimated number of mitigation credits needed for the permanent impacts to Wetlands B and C, and credits available within the Qwuloolt Estuary per the *Advance Wetland Mitigation Agreement* for the City of Marysville. This is necessary to ensure compliance with MMC 22E.010.130 Wetland mitigation banks and to ensure this mitigation technique is viable.
 - c. Provide additional details relating to any potential critical areas buffer requirements for the future stormwater/tidal backwater channel or confirmation the impacts are limited to Critical Area B.
 - d. Provide more details of the proposed on-site restoration for compliance with MMC 22E.010.140(1) Preliminary Plan. The critical Areas mitigation plan should include or reference Sheet LS1 Landscape Restoration Plan. There may duplication with the report; however, the preliminary mitigation plan needs to address [MMC 22E.010.140](#) (1)(a) – (1)(d).
- 5) The Plan Set, Sheet G3 Parcel Map – please correct the parcel ID numbers for 30053300202500 and 3053300202900, and add the easements identified in Schedule B of the Title Report.

On all applicable sheets, identify the 25-foot buffer for Wetland B.

The following comments are provided for informational purposes at this time:

- 6) Part 9 of the JARPA Permit – my contact information should replace Angela’s: Kate Tourtellot, Senior Planner/306.363.8215/January 2022.
- 7) Please provide the following revision(s) to the Floodplain application:
 - Under Section A Description of Work, “describe” please site the PA22-001 Geddes Remediation Shoreline Permit and include the same project narrative provided in JARPA permit.
 - Please verify the location for the Critical Area B restoration/enhancement work and where the future stormwater outfall enters Ebey Slough, it appears they may be within the Floodway per FEMA’s National Flood Insurance Program Panel 716 of 1575 map.
- 8) The applicant is responsible for obtaining all Federal, State and local permits.
- 9) Consistent with the *Cultural Resources Survey* prepared by Robert Kopperl, Ph.D., R.P.A. dated March 6, 2019, archaeological monitoring should occur for any project component within the overall project area entailing anticipated ground disturbance below the depth of fill. The archaeological monitoring should be conducted by a professional archaeologist under an agreed upon Monitoring and Discovery Plan with clear protocols to follow in the event of the discovery of archaeological material or human remains. An Inadvertent Discovery Plan (IDP) should be prepared, implemented, and followed in the event of discovery of archaeological material or human remains while a monitor is not present for any element of project construction.

Attached are comments received from other departments/divisions and agencies. Please feel free to contact me at 360.363.8216 or ktourtellot@marysvillewa.gov if you have any questions or would like to set up a conference call.

Sincerely,

Kate Tourtellot

Kate Tourtellot, Senior Planner

cc: Chris Holland, Planning Manager

CHAPTER 3

Environment Designation Provisions

A. Introduction

The Shoreline Management Act (RCW 90.58) and Shoreline Guidelines (WAC 173-26) provide for shoreline designations to serve as a tool for applying and tailoring the general policies of the Act to local shorelines. Shoreline classifications provide a means of adapting broad policies to shoreline segments while recognizing different conditions and valuable shoreline resources, and a way to integrate comprehensive planning into shoreline master program regulations.

B. Environment Descriptions

1. Aquatic Environment

a. Purpose

The purpose of the Aquatic Environment is to protect, restore, and manage the unique characteristics and resources of the areas waterward of the ordinary high water mark (OHWM).

b. Designation Criteria

An Aquatic Environment designation will be assigned to shoreline areas waterward of the ordinary high water mark.

c. Management Policies

- New over-water structures should be prohibited except for water-dependent uses, public access, or ecological restoration.
- The size of new over-water structures should be limited to the minimum necessary to support the structure's intended use.
- Provisions for the Aquatic Environment should be directed towards maintaining and restoring habitat for priority aquatic species.
- All developments and uses on navigable waters or their beds should be located and designed to minimize interference with surface navigation, to consider impacts to public views, and to allow for the safe, unobstructed passage of fish and wildlife, particularly those species dependent on migration.
- Uses that cause significant ecological impacts to critical saltwater and freshwater habitats should be discouraged. Where those uses are necessary to achieve the objectives of RCW 90.58.020, their impacts shall be mitigated according to the sequence defined in Section 4.B.4.
- Shoreline uses and modifications should be designed and managed to prevent degradation of water quality and alteration of natural hydrographic conditions.
- All developments and activities using navigable waters or their beds should be located and designed to minimize interference with surface navigation, to

minimize adverse visual impacts, and to allow for the safe, unobstructed passage of fish and animals, particularly those whose life cycles are dependent on such migration.

- Development of underwater pipelines and cables on first- and second-class tidelands should include adequate provisions to ensure against substantial or irrevocable damage to the environment.
- Abandoned and neglected structures that cause adverse visual impacts or are a hazard to public health, safety, and welfare should be removed or restored to a usable condition consistent with the provision of this program.

2. Aquatic Urban Shoreline Environment

a. Purpose

The purpose of the Aquatic Urban Environment Designation is to allow for the removal, maintenance or construction of high-intensity, water-oriented uses that require piers/docks for operations or for access to the water including essential public transportation facilities, recreational, and mixed-use commercial development.

b. Designation Criteria

An Aquatic Urban Environment designation includes all water waterward of the OHWM that is currently occupied by, or planned for development or redevelopment by water-dependent; water-related; and water-enjoyment uses, including water dependent/water-related transportation, mixed-use commercial, and recreational uses.

For the purposes of this plan, the Aquatic Urban Environment designation includes areas waterward from the OHWM on the north side of Ebey Slough a maximum of 175' or to the edge of navigable water, whatever comes first. The width of the 'Aquatic Urban Shoreline Environment' lies between Interstate 5 to the west and the eastern boundary of the Marysville Waste Water Treatment Plant to the western city boundary along Interstate-5.

c. Management Policies

- All development, activities and uses waterward of the OHWM shall: minimize interference with surface navigation; consider impacts to public views, and allow for the safe, unobstructed passage of fish and wildlife.
- Ensure that public and private use of the aquatic environment and its natural resources occurs with minimal adverse impacts to the quality of the aquatic areas waterward of the shoreline with focus on maintaining and restoring the nearshore and aquatic environments.
- Minimize adverse impacts of overwater structures, docks, and boat moorage on the aquatic environment's ecological functions.
- Over water uses and modifications should be designed and managed to prevent degradation of water quality and alteration of natural hydrographic conditions.

3. High-Intensity Environment

a. Purpose

The purpose of the High-Intensity Environment is to provide for high-intensity water-oriented commercial, transportation, and industrial uses while protecting existing ecological functions and restoring ecological function in those areas that have been previously degraded.

b. Designation Criteria

A High-Intensity Environment designation will be assigned to shorelands within City jurisdiction if they currently support or are suitable and planned for high-intensity water-dependent uses related to commerce, transportation, or navigation, or if they support the City of Marysville Comprehensive Plan goals and environmental management goals.

The following shorelands landward of the OHWM are designated High-Intensity:

- All shorelands landward of the OHWM on the north side of Ebey Slough from the eastern boundary of the Marysville Waste Water Treatment Plant to the western city boundary.
- All shorelands in the public right-of-way, state and local, and railroad properties existing in public or railroad ownership at the time of adoption of this SMP to the south of Ebey Slough.
- Land located east of SR 529, north of Steamboat Slough, south and west of Ebey Slough (aka TP #300533-002-002-00) and in the northwest and southwest quarters of Section 33, Township 30N, Range 5E, W.M. (the concrete plant).
- Public rights-of-way (streets and utilities) crossing or near Quilceda Creek.

c. Management Policies

- In regulating uses in the High-Intensity Environment, first priority should be given to water-dependent uses. Second priority should be given to water-related and water-enjoyment uses. Non-water-oriented uses should be discouraged except as part of mixed-use developments or existing developed areas supporting water-dependent uses and/or shoreline restoration. Non-water-oriented uses may also be allowed in limited situations where they do not conflict with or limit opportunities for water-oriented uses or on sites where there is no direct access to the shoreline if shoreline restoration is included as part of development.
- New development should protect and, where feasible, restore shoreline ecological functions, with particular emphasis on habitat for priority species. Where applicable, new development shall include environmental cleanup and restoration of the shoreline in accordance with state and federal requirements.
- Visual and physical public access should be required as provided for in SMP Section 4.B.7, except as noted in that section.
- Aesthetic objectives should be actively implemented by means such as sign control regulations, appropriate development siting, screening and

architectural standards, and maintenance of natural vegetative buffers. These objectives may be implemented either through this master program or other City ordinances.

- Development in the High-Intensity Environment should be managed so that it enhances and maintains the shorelines for a variety of urban uses, with priority given to water-dependent, water-related, water-enjoyment uses and public access.
- In order to make maximum use of the available shoreline resource and to accommodate future water-oriented uses, the redevelopment and renewal of substandard, degraded, obsolete urban shoreline areas should be encouraged.

4. Urban Conservancy Environment

a. Purpose

The purpose of the Urban Conservancy Environment is to protect and restore ecological functions in urban and developed settings, while allowing limited water-oriented uses.

b. Designation Criteria

An Urban Conservancy Environment designation will be assigned to shorelands appropriate and planned for development that are not generally suitable for water-dependent uses and that lie in incorporated municipalities, urban growth areas, or commercial or industrial rural areas of more intense development with any of the following characteristics:

- They are suitable for water-related or water-enjoyment uses;
- They are flood plains, steep slopes, or other areas that should not be more intensively developed;
- They have potential for ecological restoration;
- They retain important ecological functions, even though partially developed; or

The following shorelands are designated Urban Conservancy:

- All shorelands southward of Ebey Slough, except those noted as High-Intensity in the immediately preceding section.
- All shorelands bordering on Quilceda Creek (except public rights-of-way (street and utility crossings)).
- All lands lying within the 100-year floodplain north of Ebey Slough between the eastern boundary of the Waste Water Treatment Plant (WWTP) and the eastern city boundary, except for residential lots less than 6,000 square feet in area and those areas designated High-Intensity in the previous section.
- All shorelands not otherwise designated in this Master Program.

c. Management Policies

- During development and redevelopment, all reasonable efforts should be taken to restore ecological functions. Where feasible, restoration and public access should be required of all non-water-dependent development on previously developed shorelines.

- Standards should be established for shoreline stabilization measures, vegetation conservation, water quality, and shoreline modifications within the urban conservancy designation to ensure that new development does not further degrade the shoreline and is consistent with an overall goal to improve ecological functions and habitat for priority species.
- Public access and public recreation objectives should be implemented whenever feasible and significant ecological impacts can be mitigated.
- Water-oriented uses should be given priority over non-water-oriented uses. For shoreline areas adjacent to commercially navigable waters, water-dependent uses should be given highest priority.
- Derelict, unsafe and unlawful structures should be removed or brought into conformance of this SMP.

5. Shoreline Residential Environment

a. Purpose

The purpose of the Shoreline Residential Environment is to accommodate residential development and appurtenant structures that are consistent with this chapter. An additional purpose is to provide appropriate public access and recreational uses.

b. Designation Criteria

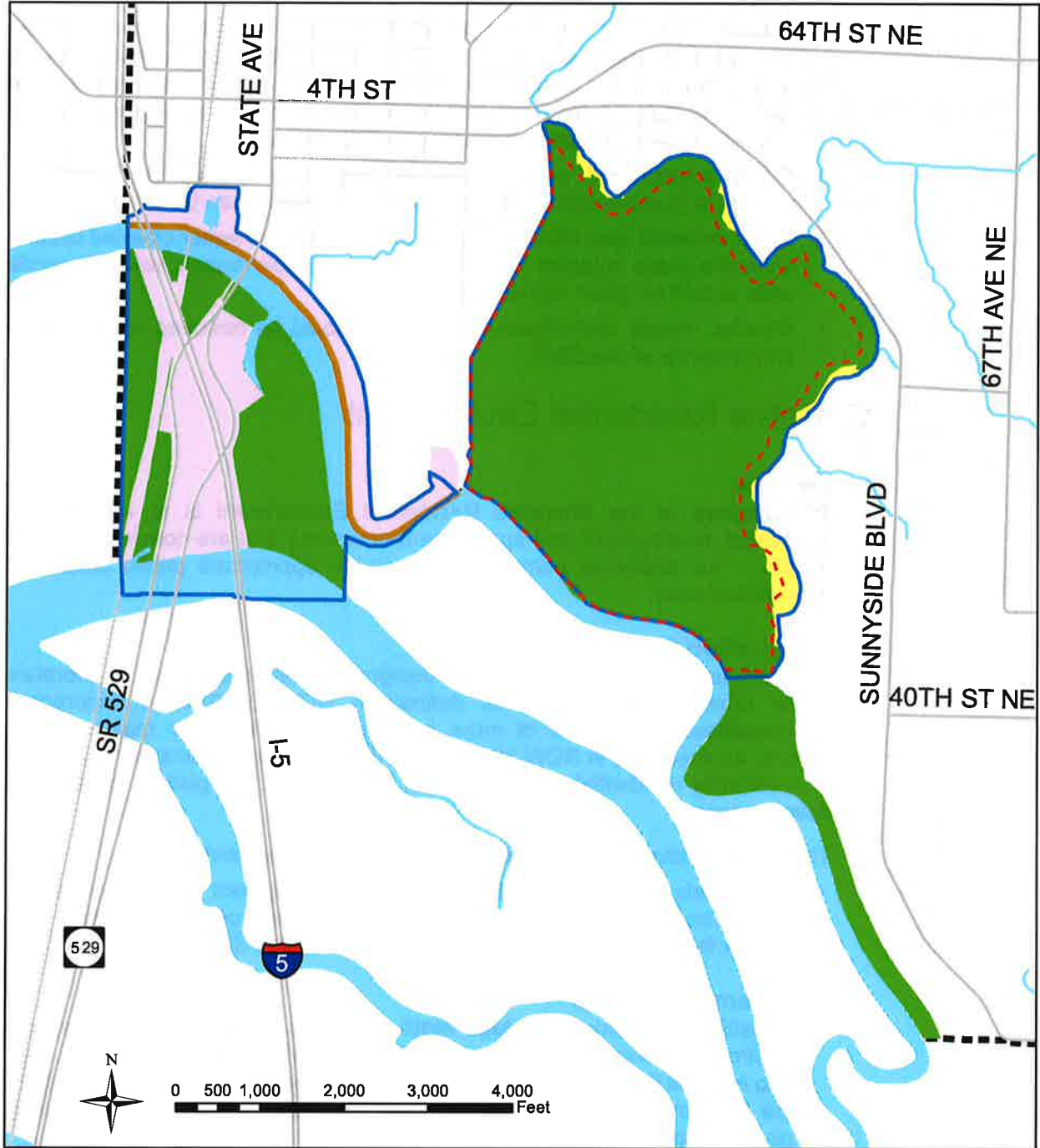
A Shoreline Residential Environment designation will be assigned to shorelands inside urban growth areas, as defined in RCW 36.70A.110, incorporated municipalities, rural areas of more intense development, or master planned resorts, as described in RCW 36.70A.360, if they are predominantly single-family or multifamily residential development or are planned and platted for residential development.

The following shorelands are designated Shoreline Residential:

- Shorelands lying north of Ebey Slough and adjacent to the slough or its associated wetlands with existing residential uses on lots less than 6,000 square feet in area as of the date of adoption of this SMP.

c. Management Policies

- Densities or minimum frontage width standards in the Shoreline Residential Environment should be set to protect the shoreline ecological functions, taking into account the environmental limitations and sensitivity of the shoreline area, the level of infrastructure and services available, and other comprehensive planning considerations.
- Development standards for setbacks or buffers, shoreline stabilization, vegetation conservation, critical area protection, and water quality should be established to protect and, where significant ecological degradation has occurred, restore ecological functions over time.
- Water-oriented recreational uses should be allowed.



Shoreline Master Plan Ebey Slough and Surrounding Area

March 2019

- - - Shoreline MHHT/OHWM
 - Aquatic Urban
 - Aquatic
- Shoreline Jurisdiction
 - Shoreline Residential
 - Marysville city limits
 - High Intensity
- Urban Conservancy

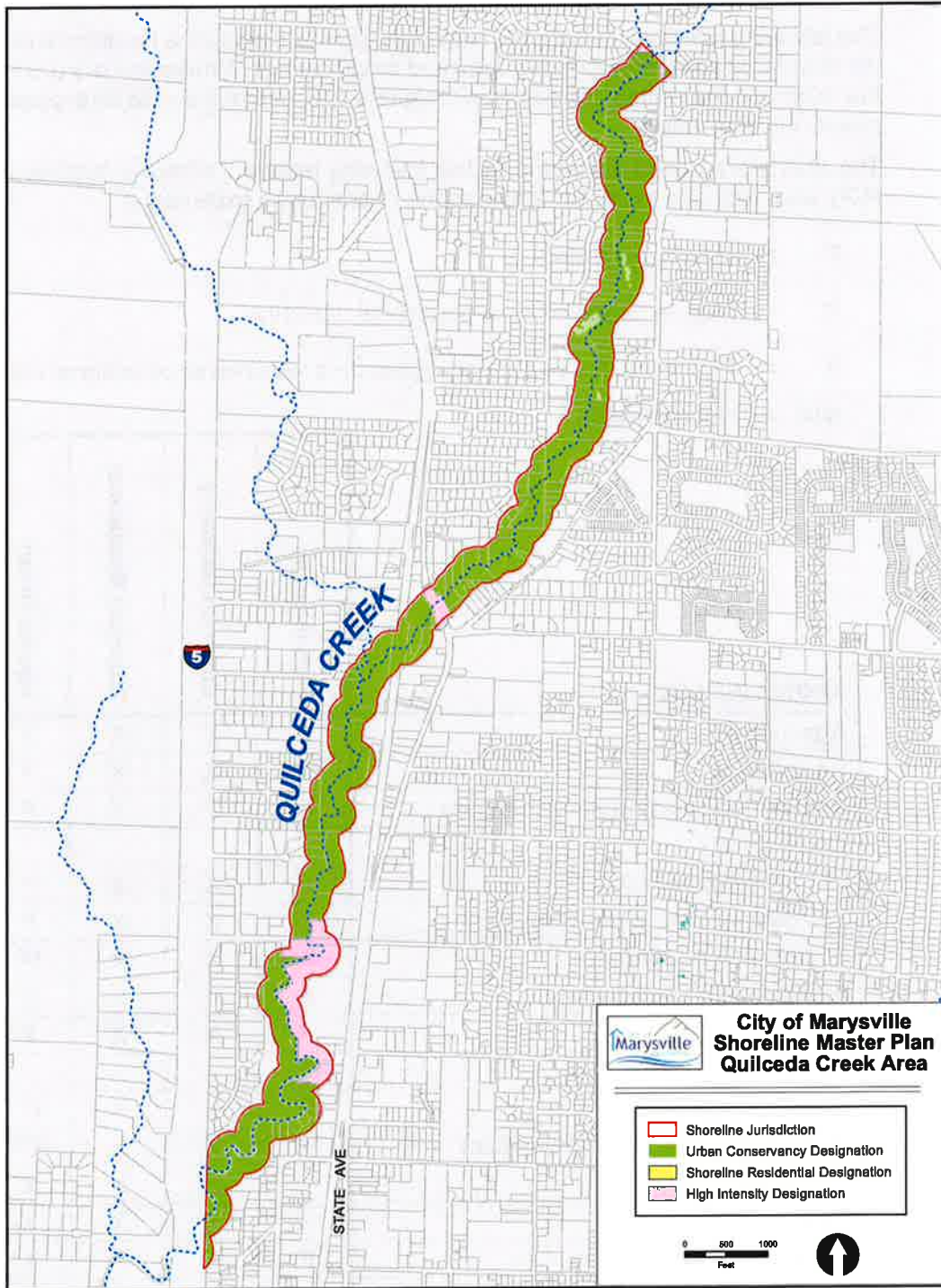


Figure 2. Shoreline environment designations for City of Marysville - Quilceda Creek.

C. Shoreline Use and Modification Matrices

The following matrices indicate the allowable uses and shoreline modifications and some of the standards applicable to those uses and modifications. Where there is a conflict between the chart and the written provisions in Chapters 4, 5, or 6 of this master program, the written provisions shall apply.

The charts are coded according to the following legend. Where a hyphen is used (e.g., P-X), see "Notes to Matrices" following the charts for an explanation.

P = May be permitted

C = May be permitted as a conditional use only

X = Prohibited; the use is not eligible for a variance or conditional use permit

N/A = Not applicable

SHORELINE USE	High-Intensity	Urban Conservancy	Shoreline Residential	Aquatic Urban	Aquatic
Agriculture	P	P	X	X	X
Aquaculture	X	X	X	X	X
Boating facilities (including marinas)	P	C ³	X	P	P ¹
Commercial:					
Water-dependent	P	X	X	P	P ¹
Water-related, water-enjoyment	P ²	X	X	P	X ¹⁵
Non-water-oriented	P ²	X	X	P ²	X
Flood hazard management	P	P ³	P	X	X
Forest practices	X	X	X	X	X
Industrial:					
Water-dependent	P	X	X	P ¹	P ¹
Water-related, water-enjoyment	P ²	X	X	X ¹⁵	X ¹⁵
Non-water-oriented	C ²	X	X	X	X
Mining	X	X	X	X	X
Parking (accessory)	P	P ³	P	X	X
Parking (primary, including paid)	X	X	X	X	X
Recreation:					
Water-dependent	P	P ³	P	P	P
Water-enjoyment	P	P ³	P	P	X
Non-water-oriented	P ²	X	P	P ²	X

	High-Intensity	Urban Conservancy	Shoreline Residential	Aquatic Urban	Aquatic
SHORELINE USE					
Single-family residential	X	X-P ⁹ .	P	X	X
Multifamily residential	P ²	X	P	X	X
Land division (See Section 6.B.7.)	P	X	P	X	X
Signs:					
On premises	P	X	X	X	X
Off premise	X	X	X	X	X
Public, highway	P	P	X	X	X
Solid waste disposal	X	X	X	X	X
Transportation:					
Water-dependent	P	P	C	P	P
Non-water-oriented	P ⁴	C ⁴	C ⁴	P ⁴	C ^{4,17}
Roads, railroads	P ⁴	C ⁴	P ⁴	C ^{4,17}	C ^{4,17}
Utilities (primary)	P ⁴	C ⁴	P ⁴	P ⁴	C ⁴

	High-Intensity	Urban Conservancy	Shoreline Residential	Aquatic Urban	Aquatic
SHORELINE MODIFICATIONS					
Shoreline stabilization ¹³ :					
Beach restoration/enhancement	P	P ⁵	P	P	P ⁵
Bioengineering	P	P ⁵	P	P	C ⁵
Revetments	P	C ⁵	P	P	C ⁵
Bulkheads	P	C ⁵	P	X	X
Breakwaters/jetties/rock weirs/groins	P	C ⁵	P	C	C ⁵
Dikes, levees	P	C ⁵	P	C	X
Dredging	N/A	N/A	N/A	P ⁶	C ⁶
Hazardous waste cleanup	P	P	P	P	P
Fill ³	P	C ⁵	P	P	C ⁵

Piers, docks, buoys, floats	P	P ⁷	X	P ^{1,2}	P ¹
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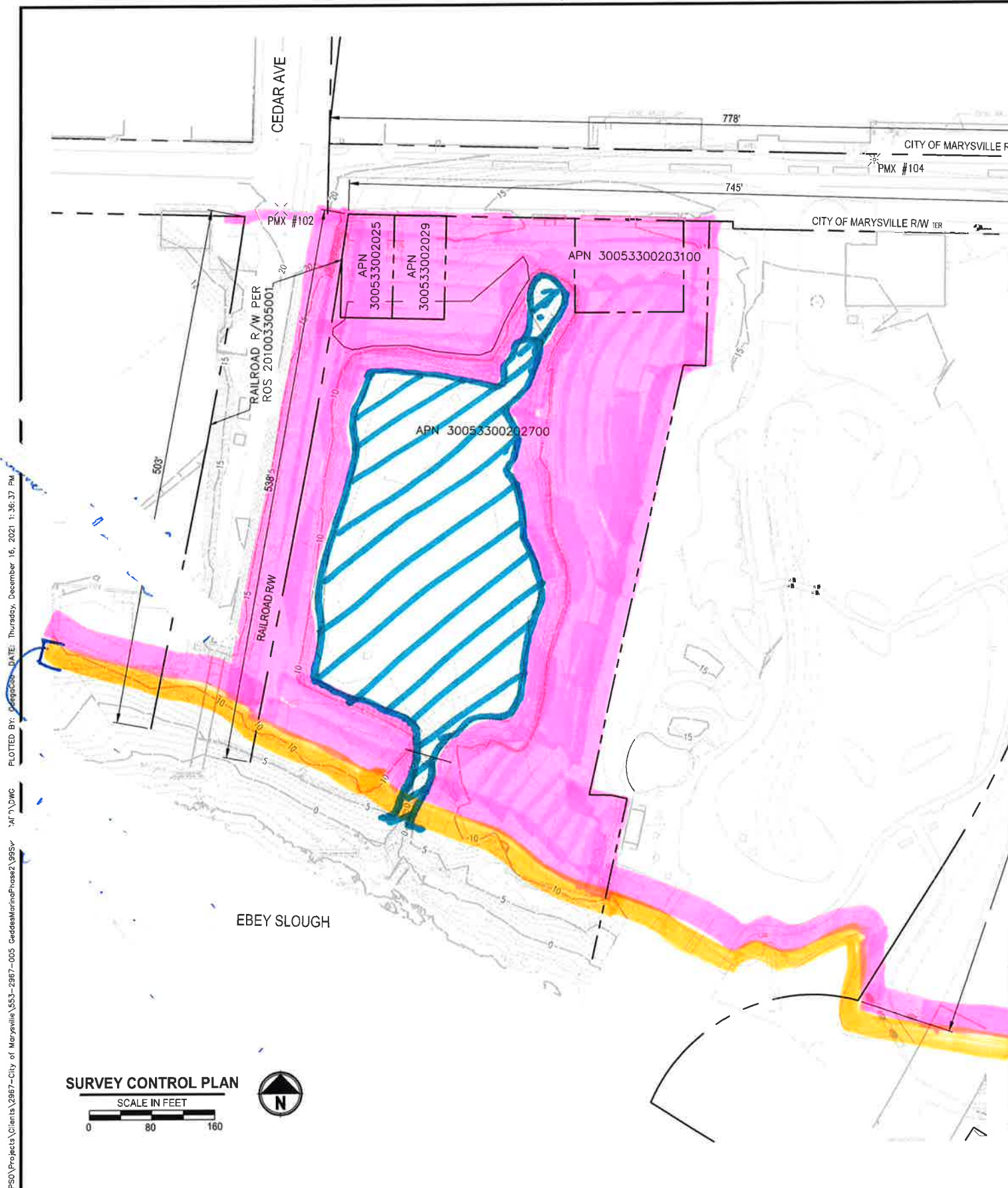
DEVELOPMENT STANDARDS ¹²		High-Intensity	Urban Conservancy	Shoreline Residential	Aquatic Urban	Aquatic
Boating Facilities						
Water-dependent setback		0	0	0	N/A	N/A
Water-related Building setback		25'	50'	N/A	N/A	N/A
Commercial, Recreational, and Industrial Development						
Water-dependent setback		0	N/A	N/A	N/A	N/A
Water-related, water-enjoyment setback		70' ⁸	N/A	N/A	N/A	N/A
Non-water-oriented setback		70' ⁸	N/A	N/A	N/A	N/A
Building height limit		65'	N/A	N/A	40'	N/A
Parking (Accessory)						
Setback		70' ⁸	N/A	20'	N/A	N/A
Residential Development						
Setbacks for all dwelling units		70' ⁸	N/A ¹⁰	20' ¹¹	N/A	N/A
Height limit		85'	25'	40'	N/A	N/A

Notes to Matrices:

1. The use or shoreline modification may be allowed in the Aquatic Environment and Urban Aquatic Environment if, and only if, permitted in the adjacent upland environment.
2. Public access, as approved by the City, is a condition of non-water-dependent development.
3. The use may be allowed provided it does not cause significant ecological impacts.
4. The use may be allowed providing there is no other feasible route or location.
5. The shoreline modification may be allowed for environmental restoration or if the City determines that there will be a net increase in desired shoreline ecological functions.
6. Dredging may be allowed only in support of a water-dependent use when the City finds that the need is demonstrated.
7. Piers or docks may be allowed only for public access or hand-held vessels and only if significant adverse ecological impacts are avoided.
8. The setback space shall include a 50-foot minimum strip of shoreline restoration measures and/or native vegetation plantings as approved by the City plus a 20-foot-wide public access easement running parallel with the shoreline. (See General Provisions, Vegetation Conservation, Section 4.B.11.)

The City may reduce the required setback to 40 feet for mixed-use development as part of master planned marinas or water-dependent recreation facilities, provided public access to the shoreline is provided in some other way and the vegetation enhancement is provided in the 40-foot setback.

9. *New residential development is not allowed in the Urban Conservancy Environment except along the Quilceda Creek shoreline. For shoreline lots existing prior to the adoption of this shoreline master program along the Quilceda Creek shoreline, new residential development is allowed provided it meets the provisions of this master program and the City of Marysville Critical Area Ordinance.*
10. *Note that new residential development is prohibited in the Urban Conservancy Environment except for lots fronting Quilceda Creek created prior to the adoption of this shoreline master program. All new and redeveloped lots must meet the buffer requirements listed in the Critical Areas section of the SMP. See also regulations related to Residential Development and Nonconforming Use within the SMP.*
11. *Properties abutting the Qwuloolt Restoration Project are not required to obtain a Shoreline substantial development permit pursuant to RCW 90.58.580(3) "A substantial development permit is not required on land within urban growth areas as defined in RCW 36.70A.030 that is brought under shoreline jurisdiction due to a restoration project creating a landward shift in the ordinary high water mark." .*
12. *See also Section 3, "Critical Areas" and Section 4.B.11, "Vegetation Conservation."*
13. *See also setback requirements in Chapter 5, Section B.2.c.3.*
14. *Fill in the floodway requires a conditional use permit. See Chapter 5, Section B.4.c.4.*
15. *Except for some mixed-use development. See Chapter 5, Section B.3.c.3.*
16. *The High-Intensity designations along Quilceda Creek must meet the buffer requirements listed in the Critical Areas section of the SMP.*
17. *Expansion of existing facilities does not require a conditional use.*



LAYOUT: G3
 PATH: U:\PS0\Projects\Clients\2067-005 GeddesMarinaPhase2\995x
 DATE: Thursday, December 16, 2021 11:36:37 PM
 PLOTTED BY: G3

AQUATIC (A)
 Designation criteria: assigned to shoreline areas waterward of the Ordinary High Water Mark (OHWM).

AQUATIC URBAN (AU)
 Designation criteria: all water waterward of the OHWM that is currently occupied by, or planned for development or redevelopment by water-dependent; water-related; and water-enjoyment uses, including water dependent/water transportation, mixed-use commercial, and recreational uses.

For the purpose of the SMP, the Aquatic Urban designation includes areas waterward from the OHWM on the north side of Ebey Slough a maximum of 175' or to the edge of navigable water, whatever comes first. The width lies between I-5 and the eastern boundary of the Marysville Waste Treatment Plant.

HIGH-INTENSITY (HI)
 Designation criteria: shorelands within the City jurisdiction if they currently support or are suitable and planned for high-intensity water-dependent uses related to commerce, transportation, or navigation, or if they support the City of Marysville Comprehensive Plan goals and environmental management goals.

- The following shorelands landward of the OHWM are designed High-Intensity:
1. All shorelands landward of the OHWM on the north side of Ebey Slough from the eastern boundary of the Marysville Waste Water Treatment Plant to the western city boundary.
 2. All shorelands in the public right-of-way, state and local, and railroad properties existing in public or railroad ownership at the time of adoption of this SMP to the south of Ebey Slough.
 3. Land located east of SR-529, north of Steamboat Slough, south and west of Ebey Slough (aka TP# 300533-002-002-00) and in the northwest and southwest quarters of Section 33, Township 30N, Range 5E, W.m. (the concrete plant).
 4. Public rights-of-way (streets and utilities) crossing or near Quilceda Creek.

Shoreline Uses:
 Fill (note 3): Permitted in HI and AU, requires CU (note 5) in A

Utilities (note 4): Permitted in HI and AU, requires CU in A

Use Table Notes:
 3. The use may be allowed provided it does not cause significant ecological impacts.

4. The use may be allowed providing there is no other feasible route or location.

5. The shoreline modification may be allowed for environmental restoration or if the city determine that there will be a net increase in desired shoreline ecological functions.

WASHINGTON STATE PLANE NORTH ZONE, U.S. SURVEY FEET

GN - GP31529-169
 94.081
 94.014

GN - GP31005-128
 9.916
 30.612

DATUM:
 IS NAVD88 BASED ON PUBLISHED
 GN STATE DEPARTMENT OF
 N, POINT DESIGNATION GP31529-169

GN - GP31529-169
 4

ATION:
 888 ELEVATIONS TO MHW DATUM USE THE FOLLOWING EQUATION:
 W DATUM
 EBHEY SLOUGH, QWUOOLT, POSSESSION SOUND ARE BASE ON:
 ATION: 9447130 SEATTLE WA, PUGET SOUND
 3-2001

AL DATUMS REFERRED TO MEAN HIGH WATER (MHW),

ED WATER		3.04 FT.
H WATER	MHHW	0.87 FT.
R	MHW	0.00 FT.

PERMIT SUBMITTAL DRAWINGS

REVISIONS	DATE	BY	DESIGNED DLD

ONE INCH AT FULL SCALE.
 IF NOT, SCALE ACCORDINGLY

FILE NAME
 PS2957005-G3

JOB NO.
 553-2967-005

DATE
 DECEMBER 2021

Parametrix
 ENGINEERING PLANNING ENVIRONMENTAL SCIENCES

719 2ND AVENUE, SUITE 200 | SEATTLE, WA 98104
 P 206 464 3700
 WWW.PARAMETRIX.COM

PROJECT NAME
**CITY OF MARYSVILLE
 GEDDES MARINA PHASE 2
 REMEDIATION
 MARYSVILLE, WA**

PARCEL MAP

DRAWING NO.
 3 OF 11

G3

Kate Tourtellot

From: Gresham, Doug (ECY) <DGRE461@ECY.WA.GOV>
Sent: Friday, January 14, 2022 7:36 PM
To: Kate Tourtellot
Subject: [External!] Geddes Marina Remediation Shoreline Permit (PA22-001)

Categories: Follow Up

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

Kate,
I reviewed the request for review that you sent out on the Geddes Marina remediation Phase 2 work. I have some comments and questions.

The wetlands delineated on this property would be waters of the state subject to the applicable requirements of state law (see RCW 90.48 and WAC 173.201A) and Section 401 of the Clean Water Act (33 USC §1341) and 40 CFR Section 121.2. Because direct wetland impacts are proposed, the applicant shall obtain all necessary state and federal authorizations prior to beginning any ground-disturbing activities or vegetation removal. To obtain state and federal authorization, you should provide:

- A jurisdictional determination from the U.S. Army Corps of Engineers stating which delineated wetlands on the property are under federal jurisdiction.
- A JARPA form for impacts to jurisdictional wetlands submitted to Ecology at ecyrefedpermits@ecy.wa.gov.
- A mitigation plan for unavoidable wetland impacts following the standards in *Wetland Mitigation in Washington State – Part 1: Agency Policies and Guidance* (Ecology Publication # 21-06-003).

The proposed mitigation for permanent wetland impacts assumes that credits will be purchased from the Qwuloolt Advance Wetland Mitigation. However, I don't know if enough credits are available at this time, since Ecology and the Corps of Engineers have only released a limited amount.

Doug Gresham, Wetland Specialist
Washington State Department of Ecology
PO Box 330316
Shoreline, WA 98133-9716
Office: (206) 594-0076 Cell: (425) 429-1846
Email: Doug.Gresham@ecy.wa.gov



Kate Tourtellot

From: Barney, Stephanie (ECY) <BARS461@ECY.WA.GOV>
Sent: Wednesday, February 2, 2022 4:56 PM
To: Kate Tourtellot
Cc: Radabaugh, David (ECY)
Subject: [External!] Comments on Geddes Marina Remediation Shoreline Permit

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

Hi Kate,

Below please find comments relating to floodplain/floodway and shoreline elements of the Geddes Marina Remediation project. Thank you for the opportunity to comment.

Floodplain and Floodway Review:

In reviewing the site plan, it appears that the project proposes a small amount of fill in the floodway. Development, including fill, in the floodway requires a Hydraulic and hydrologic analysis, more commonly called a no rise analysis. If the proposed project will produce an increase in the Base Flood Elevation, then a Conditional Letter of Map Revision is required.

As an alternative, the applicant may wish to demonstrate that no part of the development is located in the floodway or revise the project (if possible) to eliminate any fill or grading in the floodway.

Please direct any questions regarding the floodplain or floodway to David Radabaugh. His contact information is below.

David Radabaugh, AICP, CFM
State NFIP Coordinator
Department of Ecology
Northwest Regional Office
P.O. Box 330316
Shoreline, WA 98133-9716
Office: (206) 594-0065
Cell: (425) 417-3777
david.radabaugh@ecy.wa.gov

Shoreline Permit Review:

Pursuant to Chapter 5.B.4.c.4 of the City of Marysville Shoreline Management Program, fills are **prohibited** in floodplains except where it can be clearly demonstrated that the hydrologic characteristics and flood storage capacity will not be altered to increase flood hazard or other damage to life or property. Fills are **prohibited** in floodway, except when approved by conditional use permit and where required in conjunction with a proposed water-dependent or other use, specified in Regulation #2.

If fill placement in the floodway is as it appears, then this project requires a conditional use permit.

The *Shoreline Master Program Consistency Memorandum* from Benn Burke, Parametrix to Steven Miller, dated December 10, 2021 states the project will result in fill in a designated floodplain; however, due to the floodplain's association with a tidal waterbody, the project will not increase the flood elevation or increase the flood hazard on the site or adjoining or upstream properties. More information is required to support this statement and clearly demonstrate compliance with the above referenced *fill* regulation.

Please direct any questions regarding the shoreline management program or permit(s) to me.

Much appreciated!

Stephanie Barney | Regional Shoreline Planner

Shorelands & Environmental Assistance Program | Bellingham Field Office

(360) 255-4375 Desk | (360) 296-2103 Cell

stephanie.barney@ecy.wa.gov

My work hours: Mon-Thurs 7AM-5:30PM

Kate Tourtellot

Subject: FW: [External!] RE: Request for Review & Notice of Application for Geddes Marina Remediation Shoreline Permit

From: Todd Gray <toddgray@tulaliptribes-nsn.gov>

Sent: Tuesday, February 1, 2022 8:43 AM

To: Kate Tourtellot <ktourtellot@marysvillewa.gov>

Subject: [External!] RE: Request for Review & Notice of Application for Geddes Marina Remediation Shoreline Permit

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

Hi Kate,

This project generally looks good. We do think it's important to set a great example of what an estuarine shoreline should look like here, since it's liable to attract quite a few people. It's also important that appropriate buffer widths are maintained, so we don't set the wrong precedent. It was difficult to confirm that was the case here by looking at the plans.

I didn't see large woody debris on any of the plans, but I did see mention of it. We would like to see placement along the shoreline, both above and below the OHWL, to provide both terrestrial and aquatic habitat features.

Thanks!

Todd Gray

Environmental Protection Ecologist

The Tulalip Tribes | Natural Resources Dept.

360-716-4620 | toddgray@tulaliptribes-nsn.gov

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

From: Kate Tourtellot <ktourtellot@marysvillewa.gov>

Sent: Friday, January 14, 2022 11:00 AM

To: John Dorcas; Mike Snook; David VanBeek; Tom Maloney; Don McGhee; Ken McIntyre; Shane Whitney; Kacey Simon; Brad Zahnow; Tara Mizell; Dave Hall; Bradley Akau; Karen Latimer; Kim Bryant; Ryan Keefe; Tim King; Julie Davis; Matthew Eyer; Jason Crain; Jeff Laycock; Jesse Hannahs; Steven Miller; Wicklund, Mary; TBHovde@snopud.com; robert.larson@ziplay.com; robert.nance@ziplay.com; Shane_Turner2@comcast.com; Kathryn.E.Heard@usace.army.mil; Blaine.Bilderback@bnsf.com; stephanie.jolivette@dahp.wa.gov; doug.gresham@ecy.wa.gov; Chris.Luerkens@ecy.wa.gov; david.radabaugh@ecy.wa.gov; Ashley.Kees@dfw.wa.gov; rgray@snohd.org; cstevens@stillaguamish.com; Kurt Nelson; Todd Gray; Chris Holland

Subject: Request for Review & Notice of Application for Geddes Marina Remediation Shoreline Permit

When: Friday, February 4, 2022 12:00 AM to Saturday, February 5, 2022 12:00 AM (UTC-08:00) Pacific Time (US & Canada).

Where: This is NOT a meeting request, this is a REQUEST FOR REVIEW with comments due 02/04/2022



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

MEMORANDUM

To: Kate Tourtellot, Senior Planner

From: Shane Whitney, Civil Plan Reviewer

RE: Geddes Marina Remediation, File# PA22-01
First Street & Parcel #'s 30053300202700, 30053300202500, 30053300202900 and
30053300203100

Date: 2/2/2022

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

1. **Access:** The access apron for the utility road should meet City standard.
2. **Drainage:** All projects in the city of Marysville must comply with requirements stipulated under the MMC 14.15.040 and 14.15.050.
 - The project is going to trigger the redevelopment standards. As such an engineered drainage analysis should be prepared that meets minimum requirements 1 – 5.
 - a. A geotechnical report has been submitted.

Other Comments:

3. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.
4. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.
5. The project will need to apply for and receive a grading permit.
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 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 = 1 week
 - iv. Subsequent reviews repeat the above schedule.
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 (360) 363-8227 or at swhitney@marysvillewa.gov.

cc: Ken McIntyre, PE, Development Services Manager



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Kate Tourtellot, Senior Planner &
Steven Miller, Sr. Project Manager

FROM: Brooke Ensor, NPDES Coordinator

DATE: 2/3/2022

SUBJECT: PA22-001 Geddes Marina Remediation Shoreline Permit

1. Surface Water does not have any comments directly related to the issuance of a Shoreline Permit.

General Project Comments

2. The CSA & Mitigation plan states that the City will be monitoring the replanted areas for 5 years to comply with MMC. Please ensure the bid documents require the contractor to complete the wetland monitoring tasks associated with construction (see below). Surface water staff should be included with these document submittals and will take over monitoring responsibility early in the growing season of the first year.

22E.010.160 Wetland monitoring program and contingency plan

(d) Submit monitoring reports on the current status of the mitigation project to the community development department. The reports are to be prepared by a qualified scientific professional and reviewed by the community development department and should include monitoring information on wildlife, vegetation, water quality, water flow, storm water storage and conveyance, and existing or potential degradation, and shall be produced on the following schedule:

- (i) At time of construction;
- (ii) Thirty days after planting;

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

MEMORANDUM

Date: January 25, 2022

To: Kate Tourtellot, Senior Planner

From: John Dorcas, Building Official

Re: Project name: Geddes Marina Remediation Shoreline Permit PA22-001

Applicant: City of Marysville - Public Works

Proposal: State Environmental Policy Act (SEPA) review, Floodplain Application and Shoreline Substantial Development Permit to complete Phase 2 of the Geddes Marina remediation. The project includes capping the former boat basin and outlet channel to an elevation above the ordinary high water level. The project also includes rerouting the City's downtown storm-water conveyance system via a conveyance pipeline and energy dissipation structure to the revised channel location along the western edge of the Geddes Marina site. The conveyance channel will discharge to Ebey Slough near the southwest corner of the site. Onsite wetland buffer restoration, consistent with requirements of the Marysville Municipal Code, is also proposed.

Address: 1304 and 1326 First Street

In response to your request for review of the above project, please note the following items to be submitted by the applicant for this specific project. This project is subject to a review based on a complete application being submitted. Please contact me if there are any further questions in regards to the preliminary review comments.

1. Please provide electronic plans, computations and specifications, prepared by your design team. Contact our office for all applications and any checklists/handouts for "Commercial Building" permits that may assist you. Please note: Prior to submittal; please contact our office to go over your electronic application submittal requirements. This is to review your application to assure each set of plans and specifications are complete for this project.
Note: If applicable; complete set of architectural & structural building plans, elevation details, site plan, structural calculations, geotechnical report and 2018 WA State Energy Code forms & specifications are required when applying for each specific building application for the project. All plans will be required to be submitted electronically, as part of their 1st submittal process.
2. Applicant shall comply with any and or all provisions the 2018 edition of the International Building, Mechanical, 2018 Uniform Plumbing Codes and current Washington State Amendments in which would apply to this project. NOTE: As of February 1, 2021, WA State and the City have adopted the 2018 International Codes. This overall project will be required to be designed under the 2018 IBC Chapter 16, "Structural Design Requirements" for this project area. The seismic zone criteria are to be established under the guidelines of the soils engineer and a Washington State architect and structural engineer.
3. Washington State Architect and/or Structural Engineer designed plan sets with calculations will be required for this project.
4. Project shall comply with the 2018 Edition of the International Building, Mechanical and Uniform Plumbing Codes and the current edition and current edition Washington State Amendments.
5. Project shall comply with the City's Flood-Plain Management Provisions under Chapter 22E.020. and the current requirements under FEMA provisions.

6. **In regards to the requirements for a Geotechnical soils report;**
Provided a letter from each design professional; the structural engineer and architect of record, stating that they performed a site visit, including the details of this site visit. In addition, that they have reviewed the most recent soils reports and the specific soil conditions and the project can be constructed as designed.
The Geotechnical soils report from HWA for Phase-2, dated December 3, 2021, is to be followed for site remediation.
Such as: Soil classification type, surface & sub-surface conditions, drainage system to be installed, soil compaction requirements, type and size of foundation including placement location if on sloped ground, erosion control measures and final grading.
7. **Please provide the following information for your project in regards to the 2018 International Building Code requirements:**
- **If applicable: Demolition permit/s will be required for the removal of any existing structures.**
See our office for applications. Please include asbestos survey reports by a licensed testing agency.
 - **For any and/or all structures, provide the type of building materials to be used and the fire resistance of the structure.** Please provide floor plans so we can review general code requirements for the buildings with your building application. In addition, you will need to set a building submittal meeting when applying for the project.
 - **If this site requires accessible parking stalls, such stalls are to meet per Table 1106.1-F and section 1106.1 of the Washington State Amendments.**
Stalls are to be located on the shortest possible accessible route of travel to an accessible entrance.
 - **If applicable: Cross-connection devices required on the water supply & fire systems are to comply with MMC Title 14, Chapter 14.10 provisions.** Backflow devices are to be tested by an independent third party testing agency.
 - **Any proposed Electronic “Deferred Submittals Applications” are to be submitted, reviewed and approved prior to installation per the 2018 IBC section 107.3.4.2, by the registered design professional in charge of the project. The following requirements shall be completed:**
 1. The *registered design professional* in charge of the project shall review and stamped each set of plans and specifications approved.
 2. The *registered design professional* in charge of the project shall provide a letter stating that the plans and specifications have been reviewed and that package is general conformance with the design of the building.
 3. The *registered design professional in responsible charge* shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.
 4. The deferred submittal items *shall not be installed* until the deferred submittal documents have been *approved* by the *building official*.
 - **All Electrical installations are to be permitted, inspected and approved through the City. The current code is NEC 2020, with WCEC Amendments.**
Contact Electrical Inspections at 360-363-8201, for further information.
 - **Special Inspection will be required under IBC Chapter 17 Structural Tests and Inspections.** The list of the type of inspections will be indicated in each plan review letter and/or by the architect/engineer of record. Owner to specify the registered special inspection agency prior to permit issuance.
 - **First response plan reviews for a project would be approximately 6-8 weeks.**

If I may be of any further assistance, feel free to contact me at 360-363-8209 or jdorcas@marysvillewa.gov or Mike Snook, Assistant Building Official at 360-363-8210 or msnook@marysvillewa.gov during office hours 7:30 am – 4:00 pm, Monday through Friday.

Kate Tourtellot

Subject: FW: Request for Review & Notice of Application for Geddes Marina Remediation Shoreline Permit

From: Brad Zahnow <BZahnow@marysvillewa.gov>

Sent: Friday, January 21, 2022 9:41 AM

To: Kate Tourtellot <ktourtellot@marysvillewa.gov>

Subject: RE: Request for Review & Notice of Application for Geddes Marina Remediation Shoreline Permit

Hi Kate,

No comments from me on this one.

Thanks,

Brad



Brad Zahnow, Development Services Technician
City of Marysville Public Works
BZahnow@marysvillewa.gov
360-363-8205

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

From: Kate Tourtellot <ktourtellot@marysvillewa.gov>

Sent: Friday, January 14, 2022 11:00 AM

To: John Dorcas; Mike Snook; David VanBeek; Tom Maloney; Don McGhee; Ken McIntyre; Shane Whitney; Kacey Simon; Brad Zahnow; Tara Mizell; Dave Hall; Bradley Akau; Karen Latimer; Kim Bryant; Ryan Keefe; Tim King; Julie Davis; Matthew Eyer; Jason Crain; Jeff Laycock; Jesse Hannahs; Steven Miller; Wicklund, Mary; TBHovde@snopud.com; robert.larson@ziply.com; robert.nance@ziply.com; Shane_Turner2@comcast.com; Kathryn.E.Heard@usace.army.mil; Blaine.Bilderback@bnsf.com; stephanie.jolivette@dahp.wa.gov; doug.gresham@ecy.wa.gov; Chris.Luerkens@ecy.wa.gov; david.radabaugh@ecy.wa.gov; Ashley.Kees@dfw.wa.gov; rgray@snohd.org; cstevens@stillaguamish.com; Kurt Nelson; Todd Gray; Chris Holland

Subject: Request for Review & Notice of Application for Geddes Marina Remediation Shoreline Permit

When: Friday, February 4, 2022 12:00 AM to Saturday, February 5, 2022 12:00 AM (UTC-08:00) Pacific Time (US & Canada).

Where: This is NOT a meeting request, this is a REQUEST FOR REVIEW with comments due 02/04/2022

Kate Tourtellot

Subject: FW: Request for Review & Notice of Application for Geddes Marina Remediation Shoreline Permit

From: David VanBeek <DVanBeek@marysvillewa.gov>

Sent: Tuesday, February 1, 2022 4:23 PM

To: Kate Tourtellot <ktourtellot@marysvillewa.gov>

Subject: RE: Request for Review & Notice of Application for Geddes Marina Remediation Shoreline Permit

Hi Kate,

Fire review is completed, with no fire comments or concerns.

Dave

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

From: Kate Tourtellot <ktourtellot@marysvillewa.gov>

Sent: Friday, January 14, 2022 11:01 AM

To: Kate Tourtellot; John Dorcas; Mike Snook; David VanBeek; Tom Maloney; Don McGhee; Ken McIntyre; Shane Whitney; Kacey Simon; Brad Zahnow; Tara Mizell; Dave Hall; Bradley Akau; Karen Latimer; Kim Bryant; Ryan Keefe; Tim King; Julie Davis; Matthew Eyer; Jason Crain; Jeff Laycock; Jesse Hannahs; Steven Miller; Wicklund, Mary; TBHovde@snopud.com; robert.larson@ziply.com; robert.nance@ziply.com; Shane_Turner2@comcast.com; Kathryn.E.Heard@usace.army.mil; Blaine.Bilderback@bnsf.com; stephanie.jolivette@dahp.wa.gov; doug.gresham@ecy.wa.gov; Chris.Luerkens@ecy.wa.gov; david.radabaugh@ecy.wa.gov; Ashley.Kees@dfw.wa.gov; rgray@snohd.org; cstevens@stillaguamish.com; Kurt Nelson; Todd Gray; Chris Holland

Subject: Request for Review & Notice of Application for Geddes Marina Remediation Shoreline Permit

When: Friday, February 4, 2022 12:00 AM to Saturday, February 5, 2022 12:00 AM (UTC-08:00) Pacific Time (US & Canada).

Where: This is NOT a meeting request, this is a REQUEST FOR REVIEW with comments due 02/04/2022

Kate Tourtellot

Subject: FW: Request for Review & Notice of Application for Geddes Marina Remediation Shoreline Permit

From: Jesse Hannahs <jhannahs@marysvillewa.gov>

Sent: Friday, January 28, 2022 8:12 AM

To: Kate Tourtellot <ktourtellot@marysvillewa.gov>

Subject: RE: Request for Review & Notice of Application for Geddes Marina Remediation Shoreline Permit

Kate,

I do not have any comments on the Marina Remediation.

Jesse L. Hannahs, P.E.
Traffic Engineering Manager
80 Columbia Ave
jhannahs@marysvillewa.gov
360-363-8287

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

From: Kate Tourtellot <ktourtellot@marysvillewa.gov>

Sent: Friday, January 14, 2022 11:00 AM

To: Kate Tourtellot; John Dorcas; Mike Snook; David VanBeek; Tom Maloney; Don McGhee; Ken McIntyre; Shane Whitney; Kacey Simon; Brad Zahnow; Tara Mizell; Dave Hall; Bradley Akau; Karen Latimer; Kim Bryant; Ryan Keefe; Tim King; Julie Davis; Matthew Eyer; Jason Crain; Jeff Laycock; Jesse Hannahs; Steven Miller; Wicklund, Mary; TBHovde@snopud.com; robert.larson@ziply.com; robert.nance@ziply.com; Shane_Turner2@comcast.com; Kathryn.E.Heard@usace.army.mil; Blaine.Bilderback@bnsf.com; stephanie.jolivette@dahp.wa.gov; doug.gresham@ecy.wa.gov; Chris.Luerkens@ecy.wa.gov; david.radabaugh@ecy.wa.gov; Ashley.Kees@dfw.wa.gov; rgray@snohd.org; cstevens@stillaguamish.com; Kurt Nelson; Todd Gray; Chris Holland

Subject: Request for Review & Notice of Application for Geddes Marina Remediation Shoreline Permit

When: Friday, February 4, 2022 12:00 AM to Saturday, February 5, 2022 12:00 AM (UTC-08:00) Pacific Time (US & Canada).

Where: This is NOT a meeting request, this is a REQUEST FOR REVIEW with comments due 02/04/2022



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Kate Tourtellot, Senior Planner

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

DATE: February 4th, 2022

SUBJECT: Geddes Marina Remediation Shoreline Permit, PA22-001

Public Works Operations has reviewed the Geddes Marina 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.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

January 27, 2022

Kate Tourtellot
City of Marysville
80 Columbia Avenue
Marysville, WA 98270
ktourtellot@marysvillewa.gov

Dear Ms. Tourtellot:

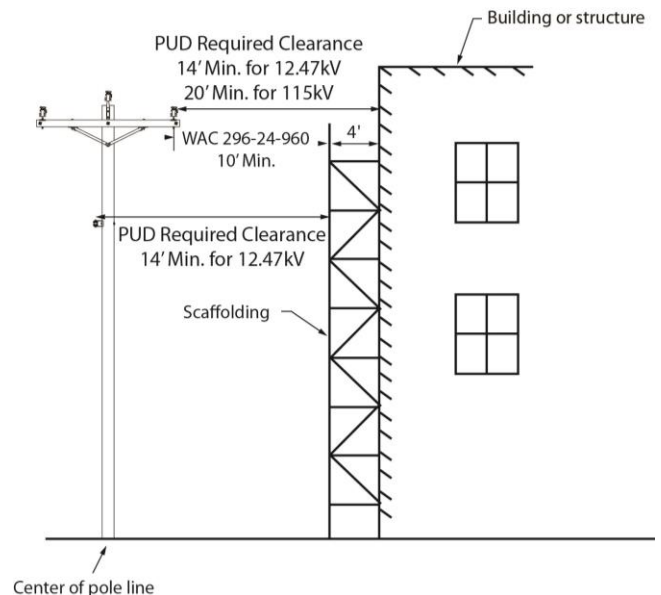
Reference No.: PA22 001 Geddes Remediation Shoreline Permit

District DR Number: 22-10-432

Regarding the above proposed infrastructure project, existing PUD facilities may need relocations or modifications to accommodate your project. This work may be at your agency's expense if our facilities are on easement or District property. It is possible that suitable locations and easements adjacent to the project may be required to serve new or relocated right-of-way loads such as charging signals, lighting, irrigation, signage, EV charging stations, etc.

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.**

There are primary overhead and/or underground lines, structures, and equipment within the project area. If construction encroaches on the limits of clearance from power lines, or potentially compromises and undermines the PUD's infrastructure, a safety watch may be required.





Providing quality water, power and service at a competitive price that our customers value

Please identify any potential conflicts and include any utility work in the scope of all land-use permits. Please contact the PUD's distribution engineering staff for relocation coordination at relocations@snopud.com. The District would appreciate the advance opportunity to coordinate the relocation, alteration, or removal of District facilities to minimize the cost to both agencies.

Sincerely,

Mary Wicklund for

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