



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

April 23, 2022

Joe Hopper
LDC, Inc.
1851 Central Place South, Suite 101
Kent, WA 98030

Re: M-51 Industrial Grading – *Technical Review 2*
PA 22002

Dear Joe,

After reviewing the revised application materials, for the above referenced proposal, the Planning Division has the following comments:

1. Sheet ER-01 & GR-01 shall be amended, as follows:
 - a. The plan shows installation of a temporary culvert and construction access onto 51st Avenue NE. Unless the applicant obtains approval from the Corp and DOE to impact the existing lineal ditch, which has been identified as a regulated critical area, the plans shall be revised and the temporary culvert and construction entrance shall be removed.
 - b. It appears grading is proposed within the 75 foot Category III lineal ditch critical area buffer. The plans shall be required to be revised to move the silt fencing, clearing limits and grading activity a minimum of 75' from the edge of the lineal ditch critical area.
2. Sheet ER-04 & GR-04 shall be amended, as follows:
 - a. It appears grading is proposed within the 75 foot Category III lineal ditch critical area buffer. The plans shall be required to be revised to move the silt fencing, clearing limits and grading activity a minimum of 75 feet from the edge of the lineal ditch critical area.
 - b. The existing site entrance can remain, as proposed, however, clearly define the silt fencing and clearing limits south and north of the existing site entrance, located outside of the required 75 foot lineal ditch critical area buffer.

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.

If you have any questions regarding these comments, or would like to set up a technical review meeting, please contact me at cholland@marysvillewa.gov or by phone at 360.363.8207.

Sincerely,

Chris Holland

Chris Holland
Planning Manager

cc: Haylie Miller, CD Director
Ken McIntyre, PE, Assistant City Engineer
Shane Whitney, Civil Plan Reviewer
Mark Mowat, M-51 Industrial, LLC



MARYSVILLE
WASHINGTON

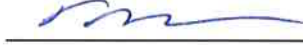
REQUEST FOR REVIEW

Community Development Department • 80 Columbia Avenue • Marysville, WA 98270
(360) 363-8100 • (360) 651-5099 FAX • Office Hours: Mon - Fri 7:30 AM - 4:00 PM

PROJECT INFORMATION									
File Number	PA22-002			Date Sent	04.14.22		Please Return by	04.22.22	
Project Title	M-51 Industrial Grading			Related File Number(s)	N/A				
Project Description	2 nd Submittal: State Environmental Policy Act Review and Critical Areas Confirmation for grading of a 75.84 acre site, including 715 c.y. of cut and 836,440 c.y. of fill.								
BACKGROUND SUMMARY									
Applicant	M-51 Industrial								
Location	16329 51 st Avenue NE			APNs	31052700301100, 31052700300100, 31052700201000, 31052700200700.				
Acreage (SF)	75.84 acres (3,303,590 SF)			Section	27	Township	31N	Range	05E
Comprehensive Plan	Light Industrial	Zoning	LI	Shoreline Environment			N/A		
REVIEWING AGENCIES									
Marysville	Local Agencies & Districts		State & Federal		County		Other		
<input type="checkbox"/> Building <input type="checkbox"/> Fire District <input checked="" type="checkbox"/> LD (K. McIntyre) <input type="checkbox"/> LD (Kacey Simon) <input checked="" type="checkbox"/> LD (S. Whitney) <input type="checkbox"/> LD (Brad Zahnow) <input type="checkbox"/> Parks <input type="checkbox"/> Police <input type="checkbox"/> PW - Operations <input checked="" type="checkbox"/> PW - Water Res. <input type="checkbox"/> PW - Sanitation <input type="checkbox"/> PW - Streets <input type="checkbox"/> PW - Engineering (Max Phan) <input type="checkbox"/> PW - Traffic Eng. (Jesse Hannahs)	<input type="checkbox"/> Arlington (city) <input type="checkbox"/> Arlington Airport <input type="checkbox"/> Comcast <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input type="checkbox"/> Lake Stevens (city) <input type="checkbox"/> Lake Stevens SD 4 <input type="checkbox"/> Lakewood SD 306 <input type="checkbox"/> Marysville SD 25 <input type="checkbox"/> PUD No. 1 (electric) <input type="checkbox"/> Ziplly		<input type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input type="checkbox"/> DAHP <input type="checkbox"/> DNR <input type="checkbox"/> DOE (Bellevue) <input type="checkbox"/> DOE (Floodplain) <input type="checkbox"/> DOE (Olympia) <input type="checkbox"/> DOE (Register) <input type="checkbox"/> DOE (Shorelands) <input type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> WUTC		<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> Olympic Pipeline <input type="checkbox"/> Puget Sound Energy <input type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Tulalip Tribes <input type="checkbox"/> <input type="checkbox"/>		
PROJECT MANAGER									
Name Chris Holland		Title Planning Manager		Phone 360.363.8207		E-mail cholland@marysvilewa.gov			

The City of Marysville Community Development Department is reviewing this application and encourages other affected agencies, departments, community groups and municipalities to respond. Your comments will assist the City's evaluation of this application. Furthermore, you will become a Party of Record to this case if you submit a response with your name and address. We highly recommend that you send your comments on letterhead. Without a full name and address, you will not be considered a Party of Record. You may e-mail, fax or send via regular mail your comments to this project manager listed above.

If you have no comments, please check the box below, sign and return this form to the project manager.

NO COMMENTS Signature:  Date: 4/19/22
 ATTACHED Title: Env. Protection Ecologist Agency: Tulalip Tribes