



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

March 15, 2022

Merle Ash
Land Technologies, Inc.
18820 3rd Avenue NE
Arlington, WA 98223

Re: Quality Auto Center – *Tech Review 1*
PA22005

Dear Marle,

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

1. Provide File Number PA22005 on all future site, civil and landscape plan submittals.
2. After conducting a site visit and reviewing the Critical Areas Report, prepared by Sewall Wetland Consulting, dated January 10, 2022, the Planning Division concurs that there are no regulated critical areas located on-site. The linear ditch located along the eastern property boundary is considered a "Water of the US" as it is hydrologically connected to a fish bearing stream. Any proposed alterations to the ditch will require a permit from the US Army Corps of Engineers.
3. Sheet P1 shall be amended, as follows (see attached redlines):
 - a. The pedestrian connection shall be relocated to align with the front entry to the showroom to the sidewalk. Pursuant to [MMC 22C.130.050](#)(5)(c), the pedestrian pathway shall be constructed with decorative concrete and physically separated from vehicle traffic and maneuvering areas.

A minimum 5' landscape islands shall be provided on either side of the pedestrian pathway as it traverses through the proposed parking spaces and/or inventory lot.
 - b. Provide turning radii, demonstrating compliance with the following:
 - Turning radii - 20' (inside)
 - Turning radii (fire/solid waste) - 30.5' (inside) 46' (outside);
 - c. Amend SIGNS language to read as follows:
 - All signs ~~shall are to~~ comply with MMC ~~Chapter 22C.160 Signs~~~~22C.160.160(1)~~.
 - d. Under NOTES, remove notes d, e, f and g, and add the following notes:
 - Prior to civil construction plan approval, the applicant shall be required to demonstrate compliance with the applicable landscaping standards outlined in [MMC 22C.020.250](#)(4).
 - Prior to building permit issuance, the applicant shall be required to demonstrate compliance with the Site Design Utilizing Crime Prevention

Through Environmental Design (CPTED) Principles outlined in [MMC 22C.020.250](#)(5).

- . Prior to building permit issuance, the applicant shall be required to demonstrate compliance with the Building Design – Human-Scale Standards outlined in [MMC 22C.020.250](#)(6).
 - . Prior to building permit issuance, the applicant shall be required to demonstrate compliance with the Building Design – Architectural Scale standards outlined in [MMC 22C.020.250](#)(7).
 - . Prior to building permit issuance, the applicant shall be required to demonstrate compliance with the Building Design Details standards outlined in [MMC 22C.020.250](#)(9).
 - . Prior to building permit issuance, the applicant shall be required to demonstrate compliance with the Building Materials standards outlined in [MMC 22C.020.250](#)(10).
 - . Prior to building permit issuance, the applicant shall be required to demonstrate compliance with the Blank Walls standards outlined in [MMC 22C.020.250](#)(11).
 - . Prior to building permit issuance, the applicant shall be required to demonstrate compliance with the Building Entrance standards outlined in [MMC 22C.020.250](#)(12).
 - . Prior to building permit issuance, the applicant shall be required to demonstrate compliance with the Storage Space and Collection Points for Recyclables standards outlined in [MMC 22C.020.320](#).
 - . 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, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened with vegetation or by architectural features.
4. Sheet A1.1: The autoturn analysis provided appears to show that car carrier truck and trailer would need to mount the landscape islands and travel into designated parking areas, or inventory lot to make the necessary movements for pick-up and delivery. The site plan will need to be amended to ensure the truck and trailer can navigate through the site without impacting landscape islands and designated parking areas, or the inventory lot.
5. Prior to civil construction plan approval, a detailed landscaping plan depicting all of the applicable elements outlined in [MMC 22C.120.030](#) will be required to be approved. Below are specific design requirements outlined in [MMC Chapter 22C.120](#) and in [MMC 22C.020.250](#)(4). The landscape architect shall be required to amend the preliminary landscape plan to ensure compliance with the specific type of landscape buffer requirement:
- a. The applicant shall be required to demonstrate that landscaping can be planted and thrive within the proposed bioretention cells. Staff has concerns about utilizing the bioretention cells to satisfy the required landscape buffers.
 - b. Identify compliance with the water conservation measures shall be applied as outlined in [MMC 22C.120.050](#).
 - c. Because the proposed auto dealership is not located along the street edge, enhanced landscaping shall be required within the 15' L3 buffer along Smokey Point Boulevard, in order to create an attractive street edge. The landscape architect shall propose

enhanced landscape materials such as boulders, or other decorative materials that would enhance the streetscape.

- d. The landscape architect shall be required to demonstrate compliance with the buffer planting requirements outlined in [MMC Chapter 22C.120](#) and the general planting guidelines outlined in the Administrative Landscaping Guidelines. It does not appear that the perimeter landscaping and landscape islands comply with the L4 standards.
- e. The following landscape buffers are required:
 - . A 15' L3 landscape buffer is required between vehicle display areas and Smokey Point Boulevard.
 - . In addition to the hardscaped screening requirements for garbage collection, dumpsters and recycling areas, a minimum 5' L2 screen shall be provided around the perimeter.
- f. 10% of the required parking areas shall be landscaped with L4 landscaping, provided that:
 - . No parking stall shall be located more than 45' from a landscaped area;
 - . All landscaping must be located between parking stalls, at the end of parking columns, or between stalls and the property line;
 - . All individual planting areas within parking lots shall be planted with at least one tree, be a minimum of 5' in width and 120 SF in size, and in addition to the required trees, shall be planted with a living groundcover;
 - . All landscaped areas shall be protected from vehicle damage by a 6" protective curbing. Wheel stops may be substituted when required to allow storm water to pass.
 - . A minimum 2' setback shall be provided for all trees and shrubs where vehicles overhang into planted areas.
- g. Street trees are required to be planted along all public streets and access roads/easements and comply with the following:
 - . Street trees shall be planted 5 to 8' behind the sidewalk to create a continuous canopy.
 - . Street trees shall meet the most recent ANSI standards for a 1 ½" caliper at the time of planting and shall be spaced to provide a continuous canopy coverage within 10-years.
- h. Provide a detail of the required root barriers for the street trees.
- i. Provide the following notes:
 - . 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.
 - . All landscaped areas and plants required by this chapter must be permanently maintained in a healthy growing condition in order to accomplish the purpose for which they were required.
 - . Dead or diseased plants must be replaced within 30 days of notification, or as soon as practical in regard to freezing weather, or complex situations involving the removal and replacement of large trees.
 - . All landscaped areas must be kept free of debris and weeds.

- . Plant material must not interfere with public utilities, restrict pedestrian or vehicular access, or constitute a traffic hazard.
 - . Planted areas next to pedestrian walkways and sidewalks shall be maintained or plant material chosen to maintain a clear zone between three and eight feet from ground level.
 - . The owners, their agents and assigns are responsible for providing, protecting, and maintaining all landscaping material in a healthy and growing condition, replacing it when necessary, and keeping it free of refuse and debris.
 - . All fencing, walls and other features used for screening purposes shall be kept free of litter, debris, and weeds.
6. Pursuant to [MMC 22C.130.050](#)(3)(d), prior to civil construction plan approval, a parking lot illumination plan shall be approved, in accordance with the following design standards:
- a. 25' maximum height;
 - b. Fixtures shall be full cut-off, dark sky rated, with lower fixtures preferable so as to maintain a human scale;
 - c. Pedestrian scale lighting (light fixtures no taller than 15 feet) is encouraged in areas of pedestrian activity. Lighting shall enable pedestrian to identify a face 45 feet away in order to promote safety;
 - d. Parking lot lighting shall be designed to provide security lighting to all parking spaces;
 - e. Lighting shall be shielded in a manner that does not disturb residential uses or pose a hazard to passing traffic. Lighting should not be permitted to trespass onto adjacent private parcels nor shall light source (luminaire) be visible at the property line.
 - f. Fixture design shall incorporate unique design features that coincide with the architectural design of the building(s).
 - g. Also see [MMC 22C.020.250](#)(4)(d) for exterior lighting requirements.

Enclosed are copies of comments received from other City departments, and reviewing agencies. Revised application materials must be accompanied with a written response detailing how each of the items outlined above and attached hereto have been addressed, and what sheet the change(s) can be found on.

After you have had an opportunity to review, please let me know what technical review comments you need clarification on. Once received I can set up a Zoom meeting with all of the applicable city and agency representatives. If you have any questions; please contact me at 360.363.8207, or by e-mail at cholland@marysvillewa.gov.

Sincerely,

Chris Holland

Chris Holland
Planning Manager

cc: Haylie Miller, CD Director

A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

LEGEND

---	PROJECT BOUNDARY
---	R/W LINE, EXIST
---	UTILITY EASEMENT
---	EXIST. PARCEL LINE
---	BUILDING SETBACK
---	SEWER MAIN, EXIST
---	STORM LINE, EXIST
---	PROPOSED STORM CULVERT
---	WATER LINE, EXIST
---	POWER LINE, EXIST
---	GAS LINE, EXIST
---	PROPOSED PAVED AREA
---	SEWER MANHOLE, EXIST
---	STORM CATCH BASIN, EXIST
---	FIRE HYDRANT, EXIST
---	POWER POLE, EXIST
---	BUS STOP SIGN, EXIST

DEVELOPMENT STANDARDS

Zoning	GC
Minimum Street Setback	None
Minimum Interior Setback	None
Maximum Base Height	35'
Maximum Impervious Surface	85%

Landscape Setbacks:

Public Right-of-Way & Private Access	15'
Public Arterial Right-of-Way	15'

LANDSCAPE DATA

Total Site Area	129,163 sf (2.97 ac)
Landscaping Required	19,348 sf (15% of Total Area)
Landscaping Provided	27,278 sf

LAND DISTURBING AREA

Total Site Area	129,163 sf (2.97 ac)
Impervious Area	74,812 sf
Parking	3,016 sf
Sidewalk	930 sf
Decorative Walk	196 sf
Trash/Recycle Area	78,954 sf
PGIS Total	
Roof	22,931 sf (78.8%)
Total Impervious	101,885 sf (78.8%)

Land Disturbing Activity

Conceptual Area of Disturbance	129,163 sf (2.97 ac)
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Site Grading

Cut	-cy
Fill	3,000 cy

PARKING CALCULATIONS

Commercial Use Building (Floor Area)	21,858 sf
Motor Vehicle Sales and Service Land Use	6
Service Bays (1 space/1-Service Bay)	12 Spaces
Outdoor Display Area (1 space/1,000sf)	23,126sf
Office Space (1 space/400sf)	24 Spaces
Parking Required	3,000 sf
Parking Provided	8 Spaces
ADA Spaces Provided	44 Spaces
	233 Spaces
	2 Spaces

BICYCLE PARKING CALCULATIONS

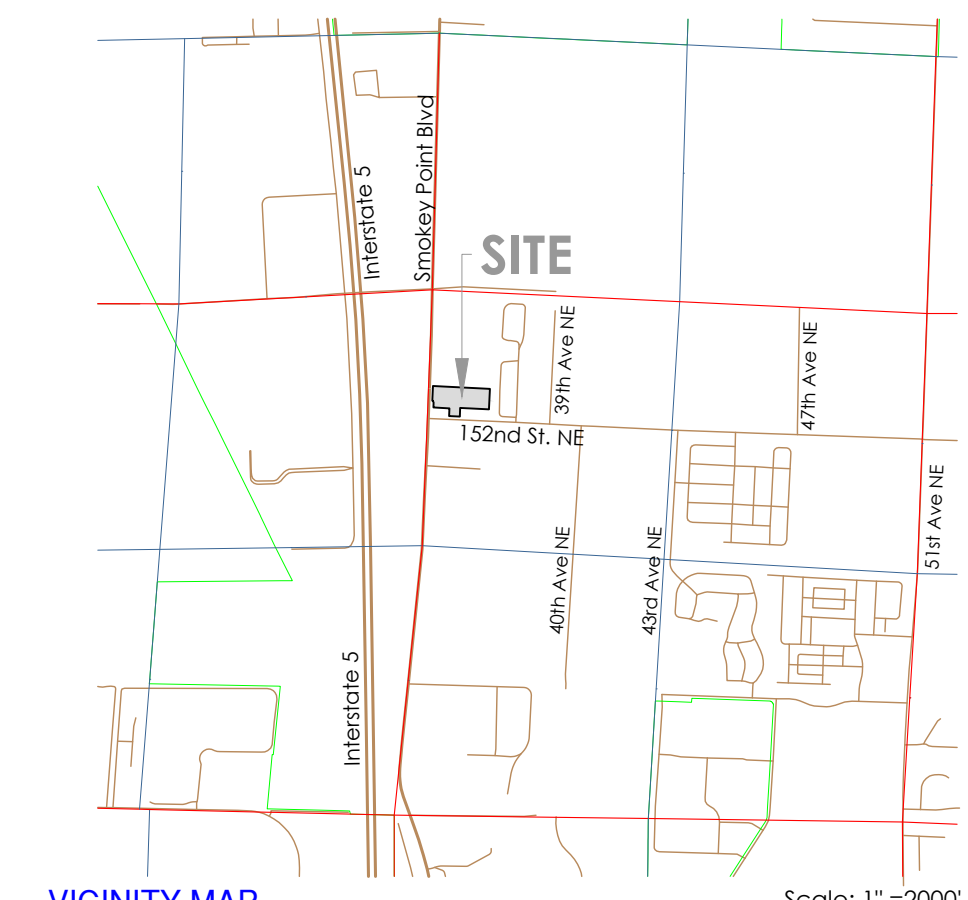
Bicycle Parking (5% of Vehicle Spaces)	5% of 44 Spaces
Bicycle Parking Provided	2.2 Bicycle Stalls
	3 Bicycle Stalls

BUILDING DESIGNATIONS (Interior Area)

Building	Office	3,000 sf*
	Sales & Service Support	21,858 sf*
	Total	24,858 sf*

*Note: Areas tabulated are for the interior portion of the buildings consistent with architectural plans. Building Footprint Areas are represented on site plan for stormwater management calculations.

Note: Per MMC 22G.020.340(2) any mechanical equipment located on roof or external portions of a building shall be architecturally screened.



VICINITY MAP

LEGAL DESCRIPTION

PARCEL A: LOT 4 OF SHORT PLAT NO. SP-10215-82) RECORDED UNDER RECORDING NO. 821129093, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THAT PORTION CONVEYED TO SNOHOMISH COUNTY BY DEED RECORDED UNDER RECORDING NO. 9412080055.

PARCEL B: PARCEL B OF CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT NO. BLA20-008, RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 2021-3255002.

DATUM & BENCHMARK

DATUM: HORIZONTAL DATUM: NAD 83/2011
VERTICAL DATUM: NAVD 88

BENCHMARK:

- GENERAL NOTES**
- PRECISION OF CONTROL TRAVERSE IS AT HIGHER LEVEL THAN MINIMUM STANDARDS REQUIRED BY WAC 332-130-090.
 - FIELD SURVEY CONDUCTED USING A COMBINATION OF GPS USING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) AND/OR A 5 SECOND DIRECT READING TOTAL STATION. METHOD: GPS, TRAVERSE AND RADIAL SURVEY.
 - ALL DISTANCES ARE IN FEET.
 - THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MARCH 4, 2020. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN MARCH OF 2020.

SUBSTRUCTURES

BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES CRITICAL TO DESIGN, CONTACT THE UTILITY OWNER/AGENCY.

TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER

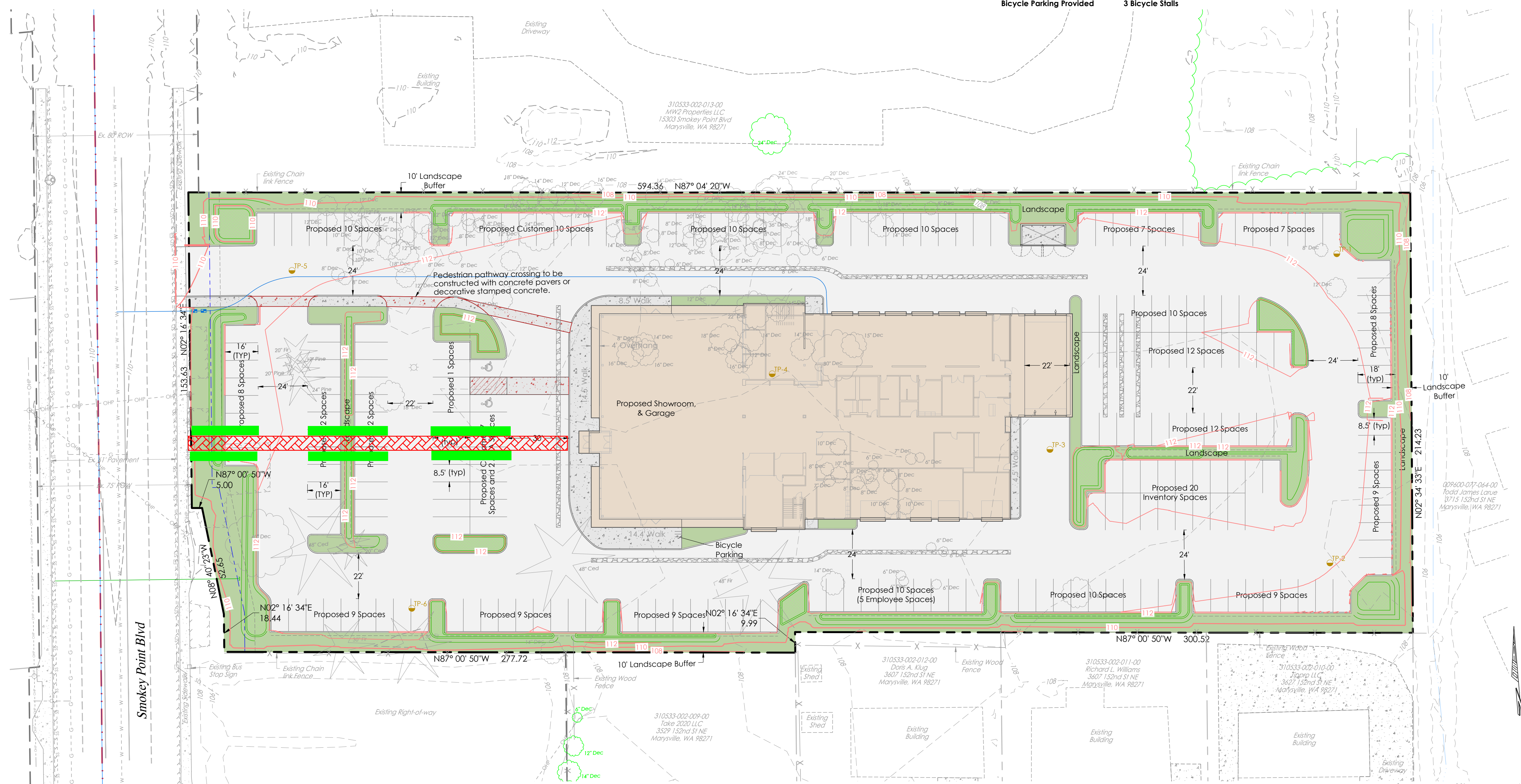
RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. NORTH PEAK ASSOCIATES LLC HAS NOT CONTACTED EACH OF THE MANY COMPANIES IN THE COURSE OF THIS SURVEY WHICH MAY HAVE UNDERGROUND LINES WITHIN THE ADJACENT RIGHTS-OF-WAY. NORTH PEAK ASSOCIATES LLC DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION.

PROJECT INFORMATION

Total Parcel Numbers	310533-002-052-00 & 310533-002-053-00
Total Area	129,163.97
GPP Designation	GC (General Commercial)
Existing Zoning	Undeveloped
Existing Land Use	General Commercial
Proposed Land Use	General Commercial

LOCAL SERVICES

Sewage Disposal:	City Of Marysville
Water District:	City Of Marysville
School District:	Marysville #25
Fire District:	City Of Marysville
Post Office:	City Of Marysville
Electric:	Snohomish County PUD
Phone:	Frontier
Cable:	Comcast
Gas:	PSE

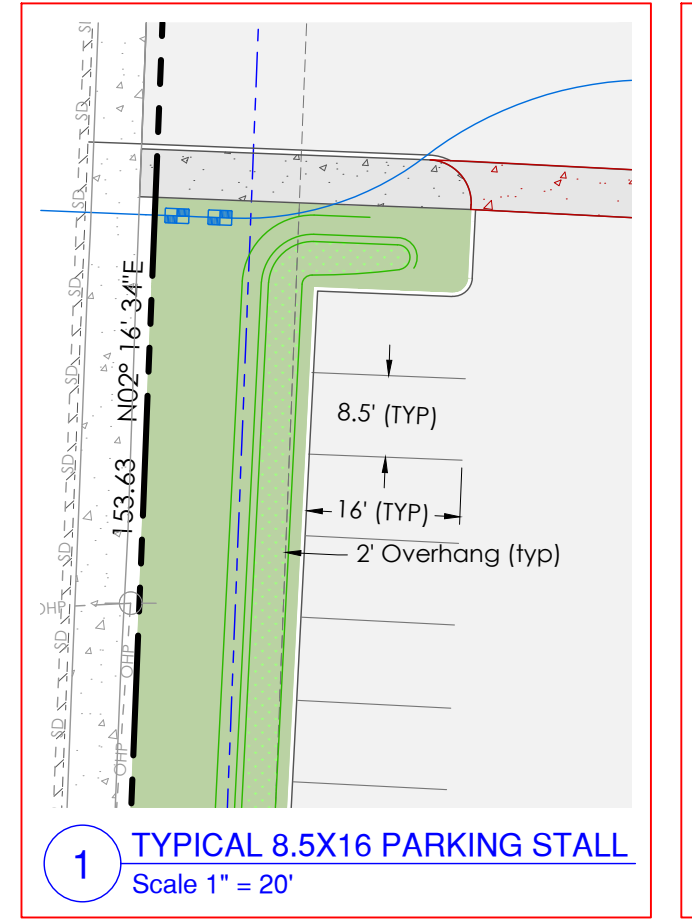


PRELIMINARY SITE PLAN

SIGNS

All signs are to comply with MMC 22C.160.160(1)

- NOTES**
- Where illuminated signs and illuminated areas are permitted, such illuminating devices shall be shielded and/or directed so as not to visibly create a nuisance to any property in a residential zone classification. Residential zoning is located to the east of the proposed development.
 - Mechanical equipment located on the roof, facade or external portions of a building shall be architecturally screened so as not to be visible from adjacent properties at street level or the public street.
 - Equipment or vents which generate noise or air emissions shall be located on the opposite side of the building from adjoining residentially designated properties.
 - Industrial and exterior lighting shall not be used in such a manner that it produces glare on public highways. Arc welding, acetylene-torch cutting, or similar processes shall be performed so as not to be seen from any point beyond the outside of the property.
 - The storage and handling of inflammable liquids, liquefied petroleum gases, and explosives shall comply with rules and regulations falling under the jurisdiction of the city's fire chief, and the laws of the state of Washington. Bulk storage of inflammable liquids below ground shall be permitted, and the tanks shall be located not closer to the property line than the greatest dimension (diameter, length or height) of the tank.
 - Provisions shall be made for necessary shielding or other preventive measures against interference as occasioned by mechanical, electrical and nuclear equipment, and uses or processes with electrical apparatus in nearby buildings or land uses.
 - Liquid and solid wastes and storage of animal or vegetable waste which attract insects or rodents or otherwise create a health hazard shall be prohibited. No waste products shall be exposed to view from eye level from any property line in an industrial district.
 - All necessary power lines, telephones wires, television cables, fire alarm systems and other communication wires, cables or lines shall be placed in underground location either by direct burial or by means of conduit or duct. All such underground installations or systems shall be approved by the appropriate utility company and shall adhere to all governing applicable regulations including, but not limited to, the applicable City and State regulations and specific requirements of the appropriate utility pursuant to MMC Section 22G.120.220.



Sheet List Table

Sheet Number	Sheet Title
P1	Planning: P2
P1	Preliminary Site Plan
P2	Survey Existing Conditions
C10	Construction: C10
C1	Civil Site Plan
C2	Construction Notes
C3	Existing Conditions, Clearing & TESC Plan
C4	Grading Plan
C5	Grading & TESC Details
C6	Site Cross Sections
C7	Site Cross Sections
C8	Paving Plan
C9	Stormwater Management Overview Plan
C10	Stormwater Management Details

CONTACT PERSON

Land Technologies Inc.
Merle Ash
18820 3rd Ave. NE
Arlington, WA 98223
360.652.9727
merle@landtechway.com

SITE ADDRESS

15223 Smokey Point Blvd
Marysville, WA 98271

ENGINEER

Land Technologies, Inc.
Tyler S. Foster, P.E.
18820 3rd Ave NE
Arlington, WA 98223
360.652.9727
tyler@landtechway.com

APPLICANT/OWNER

Quality Auto Center
15223 Smokey Point Blvd
Marysville, WA 98271

SURVEYOR

North Peak Associates LLC
Steven C. Berg, PLS
17270 Woodville-Redmond Rd
Woodinville, WA 98072
206.601.4682

CERTIFIED EROSION CONTROL SPECIALIST

AQUIFER RECHARGE/ WELL HEAD PROTECTION

Low, Over 100

SOILS

Custer Fine Sandy Loam;
Hydrologic Soil Group: C/D
Compact Fill Area to 95%
Modified Proctor

CALL AT LEAST 2 BUSINESS DAYS BEFORE YOU DIG

1-800-424-5555

LAND TECHNOLOGIES

18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727

MAKING A WAY OUT OF NO WAY

PROJECT LEAD: Merle Ash
CHECKED BY: Tyler S. Foster
DRAWN BY: Merle Ash
DATE: 11/15/2022
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT: -

Quality Auto Center Marysville
15223 Smokey Point Blvd, Marysville, WA 98271
A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

Quality Auto Center
15223 Smokey Point Blvd, Marysville, WA 98271

SHEET P1 of P2
24x36
PA 22-

NW 1/4 OF THE NW 1/4, SEC. 33, TWP. 31 N., RGE. 5 E., W.M.

SITE NOTES
ADDRESS:
 15223 SMOKEY POINT BLVD
 MARYSVILLE, WA 98271
PARCEL NO.:
 31053300205200 & 31053300205300
FLOOD ZONE:
 THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED NOVEMBER 8, 1999, COMMUNITY PANEL NO. 53061C0395E, AND IS SITUATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN.
ZONING AGENCY:
 MARYSVILLE CITY HALL
 1049 STATE AVENUE
 MARYSVILLE, WA 98270
ZONING:
 GC GENERAL COMMERCIAL
HORIZONTAL DATUM:
 NAD 83/2011
VERTICAL DATUM:
 NAVD 88
AREA:
 SITE AREA AS SHOWN CONTAINS 129,163 SQUARE FEET OR 2.9652 ACRES, MORE OR LESS.

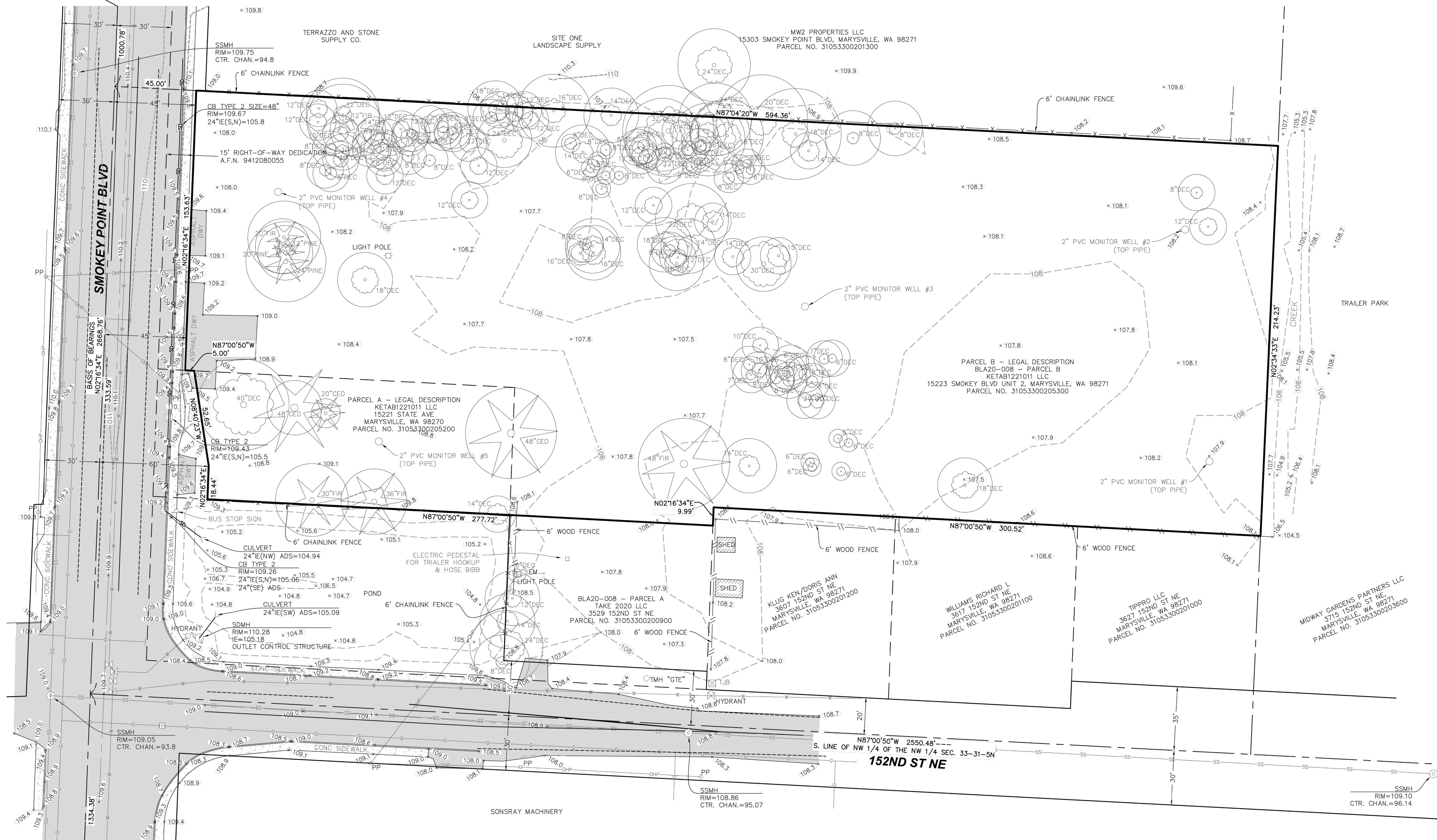
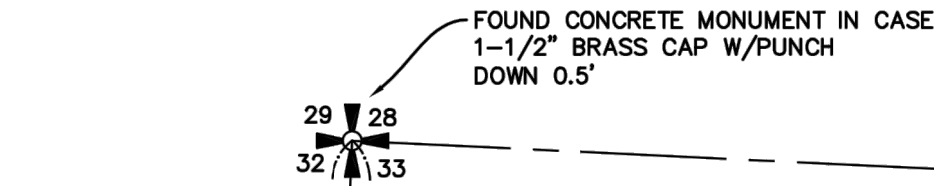
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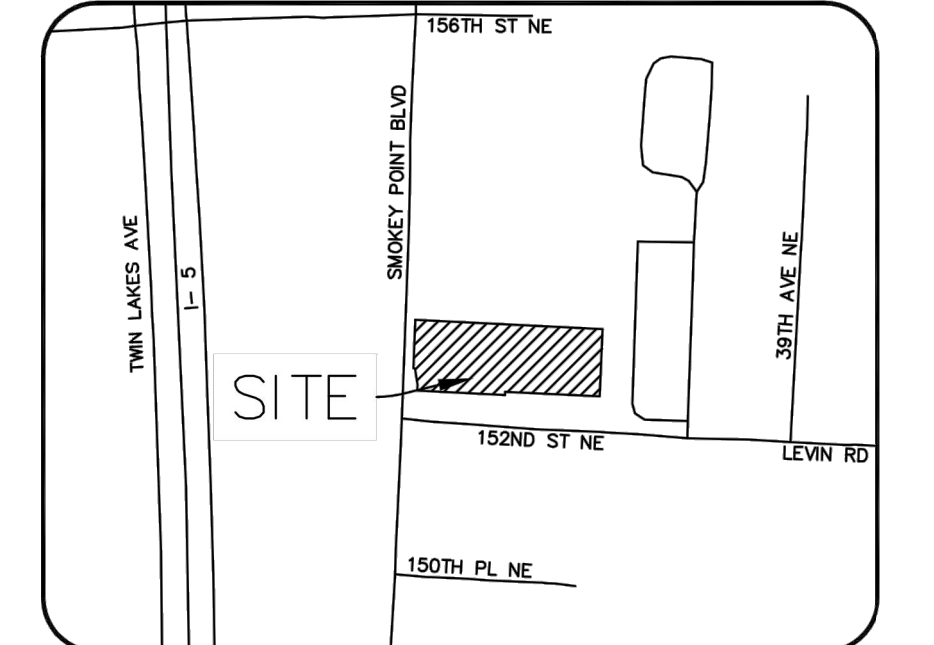
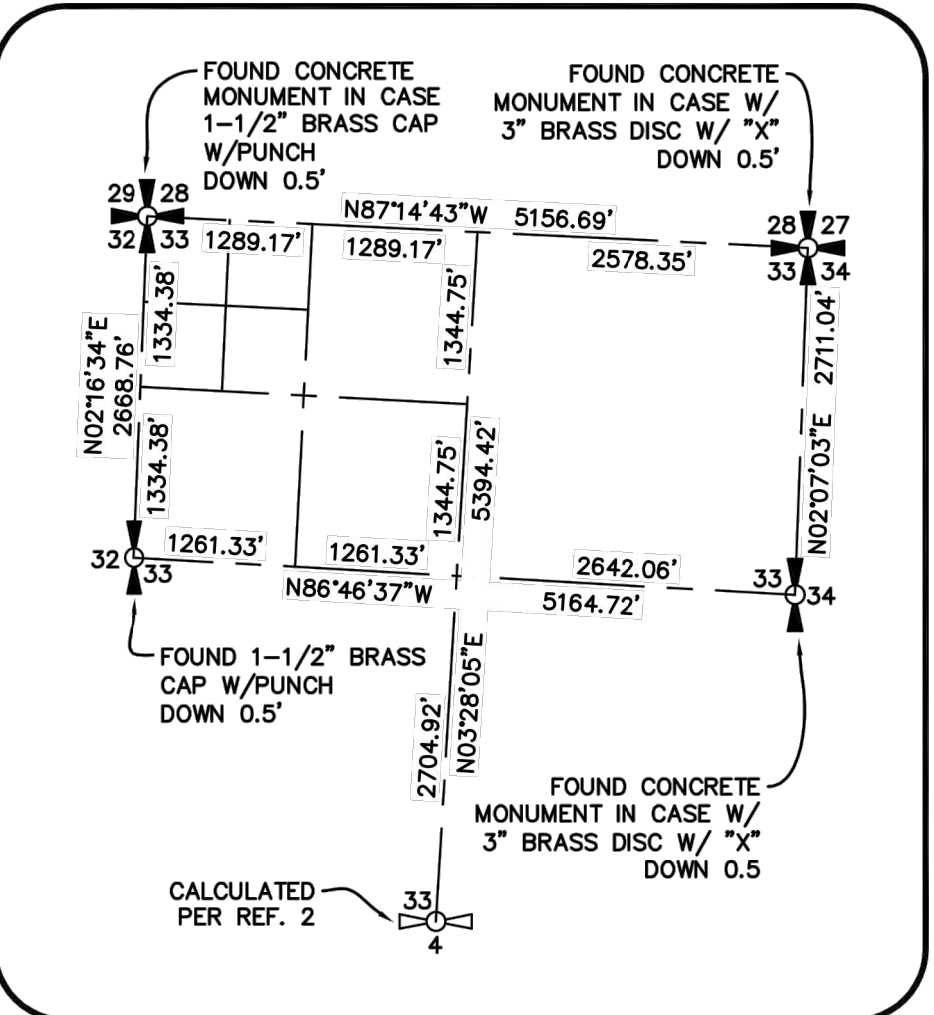
LEGAL DESCRIPTION:
PARCEL A:
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 EXCEPT THAT PORTION CONVEYED TO SNOHOMISH COUNTY BY DEED RECORDED UNDER RECORDING NO. 9412080055.

PARCEL B:
 PARCEL B OF CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT NO. BLA20-008, RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 202103255002.

GENERAL NOTES:
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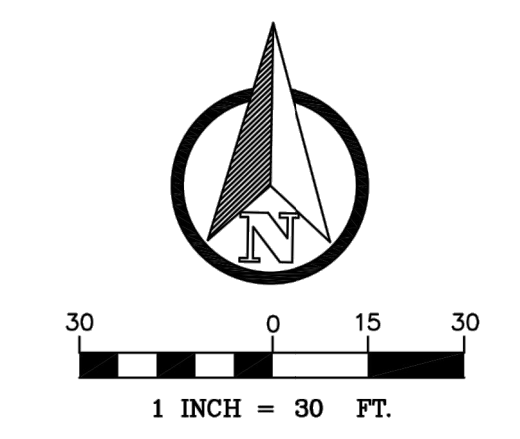


SECTION BREAKDOWN
 1" = 1500'



LEGEND

SS	SANITARY SEWER	OHP/OHT	OVERHEAD POWER/TELEPHONE
CIP	IRON PIPE	SD	STORM DRAIN
EM	ELECTRICAL METER	W	WATER MAIN
⊙	FIRE HYDRANT	⊕	WATER MANHOLE
⊙	FOUND NAIL	WM	WATER METER
⊙	FOUND MONUMENT IN CASE	⊕	WATER VALVE
●	FOUND REBAR	WF	WOOD FENCE
G	GAS MAIN	CED	CEDAR TREE
GM	GAS METER	FIR	FIR TREE
⊕	GAS VALVE	MAP	MAPLE TREE
⊕	MANHOLE		



DATE	03/17/20	SCALE	1" = 30'	DRAWN BY	ES	CHECKED BY	SB	NO	
NORTH PEAK ASSOCIATES LLC PROFESSIONAL LAND SURVEYORS 17270 WOODINVILLE REDMOND ROAD, NE, SUITE 705 WOODINVILLE, WA 98072 (206) 607-4682 WWW.NORTHPEAKASSOCIATES.COM									
BOUNDARY AND TOPOGRAPHIC SURVEY QUALITY AUTO CENTER					WASHINGTON SNOHOMISH MARYSVILLE				
JOB NO.	20-12								
SHEET	P2 OF P2								



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

MEMORANDUM

To: Chris Holland, Planning Manager

From: Shane Whitney, Civil Plan Reviewer

RE: Quality Auto Center, File# PA22-005
New Car Dealership
15233 Smokey Point Blvd. & Parcel # 31053300205300

Date: 3/9/2022

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

1. **Existing utilities:**
 - a. Sanitary sewer: The sewer in Smokey Pt. Blvd is shown on record drawing S98.
 - b. Water: The water main in Smokey Pt. Blvd. is shown on record drawing W274.
 - c. Storm: Elements of the storm system in the road are shown on record drawing SD179.
2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project. No extension of mains is required.
3. **Frontage Improvements:** Frontage improvements are required per MMC 12.02A.090 on all projects. Frontage improvements are described as curbs, gutters, and sidewalks; underground storm drainage facilities; patching the street from its preexisting edge to the new curb line; and overlayment of the existing public street to its centerline.
 - a. Smokey Point Blvd. is constructed to the necessary standard, it appears that a 5 foot sidewalk is fronting the parcel. If this is the case, the sidewalk must be removed and a 6 foot sidewalk installed as it is adjacent to the curb.
4. **Dedication Requirements:**
 - a. It does appear that a 5 foot dedication is required for Smokey Point Blvd.
5. **Access:**
 - a. The access that is shown meets the spacing guidelines from the lighted intersection. Spacing from adjacent access must also be maintained per the guidance given by the Traffic Engineer.

- b. The minimum width of a commercial driveway is 24-feet and the maximum is 40-feet.
 - c. The internal traffic circulation will need to meet the Fire Marshall's requirements.
6. **Drainage:** All projects in the city of Marysville must comply with requirements stipulated under the MMC 14.15.040 and 14.15.050.
- a. Stormwater drainage: The city has adopted the 2012 Ecology Manual as amended in 2014. Projects above the 5,000 square feet threshold must comply with requirements stipulated in Volume I, Chapter 2 of the Stormwater Management Manual for Western Washington. Further information is required to fully demonstrate that the proposed bio retention areas can reliably infiltrate the planned parking areas and that the proposed infiltration trenches are sized to accommodate the planned building
 - b. A geotechnical report was submitted.
 - c. The maximum allowed impervious surface coverage for the Zoning designation is 85%.

Other Comments:

- 7. 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.
- 8. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.
- 9. A grading permit has been submitted for the preliminary grading of the site.
- 10. All overhead utilities serving the project shall be placed underground.
- 11. 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.
- 12. 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.
- 13. 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

14. **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 = 3 weeks
15. Subsequent reviews repeat the above schedule.
16. 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: Chris Holland, Planning Manager

FROM: Brad Zahnow, Development Services Technician

DATE: February 23, 2022

SUBJECT: PA22-005 Quality Auto Center
15233 Smokey Point Boulevard
APNs: 31053300205200, 31053300205300

Utility Capital Improvement Fees

Utility capital improvement fees are assessed in accordance with the attached rate sheet. The "City" rates will apply to this project.

Recovery (Latecomer) Fees

None applicable to this project.

Utility Main Fees

None applicable to this project.

ULID/LID Fees

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

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

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



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.



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Chris Holland, Planning Manager

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

DATE: March 9th, 2022

SUBJECT: Quality Auto Center, PA22005

Public Works Operations has reviewed the Quality Auto Center submittal and has the following comments:

1. Water details not shown;
2. Only connection shown is presumed to be domestic connection with backflow protection;
3. Is an irrigation meter going to be needed;
4. Size of meter not called out.

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



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Chris Holland, Planning Manager

FROM: Brooke Ensor, NPDES Coordinator

DATE: 3/4/2022

SUBJECT: PA22-005 Quality Auto Center

1. The City has adopted the 2012 Stormwater Management Manual for Western Washington, as amended in 2014 (2014 Manual), as our design standard. All projects must conform to these standards and use Low Impact Development techniques when feasible.
 - Please review the Source Control BMP's listed in Volume V of the 2014 Manual and update the drainage report. Some of the BMPs do apply to this use, such as S414, S431 and possibly vehicle fueling or material storage BMPs.
 - Please show the location of the vehicle wash area on civil plans. The sewer connection is subject to the provisions in MMC 14.20.
2. If your project triggers Minimum Requirement #6 Runoff Treatment, please refer to Marysville Municipal Code section 14.15.050 for treatment type thresholds.
3. Surface Water capital improvement charges will apply to your project. Refer to code section 14.07.010 for more information.
4. 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."
5. Please refer to Engineering Design and Development standards, Chapter 4, Section 4-040, G. Special Provisions for Fill Use. The infiltration rates of the fill, on top of the native soil, should be evaluated for facility designs.
6. City requirements do not negate any other state or federal requirements that may apply.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

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

cc: Matt Eyer, Storm/Sewer Supervisor



Stormwater Covenant and Easement

Community Development Department 80 Columbia Avenue Marysville, WA 98270

(360) 363 -8100 Phone (360) 651-5099 FAX Office Hours: Monday – Friday 7:30 AM -4:00 PM

Instructions Page

For the Developer:

Does your Project trigger minimum requirements #6 Runoff Treatment, or #7 Flow Control AND the facility(ies) will be on private property?

If “no” then this covenant does not need to be recorded.

Otherwise, please complete the enclosed documents. The draft document should be submitted for review with the other civil plan documents. It does not need signatures at that time. Exhibit B- Facilities Maintenance Plan should include a map showing where the storm water features are located on the property and describe the maintenance requirements. Once the infrastructure is built, review the document. If construction altered the stormwater utility layout update the appropriate information. The documents must be signed by all parties with an ownership interest in the property (include additional signature blocks and notary acknowledgement forms as necessary). Have the final document signatures notarized. Record before final occupancy is issued.

Recording notes:

- Do not write within the one-inch border
- Type or print legibly and in an easily readable font
- Print documents single sided and provide original copies with original signatures

When Recorded, Return to:

City of Marysville
Community Development
80 Columbia Ave
Marysville, WA 98270

**Stormwater Covenant and Easement
(MMC 14.15.155)**

DOCUMENT TITLE: <i>Project Name</i> Stormwater Covenant and Easement
Grantor: <i>Property Owner Name</i>
Grantee: CITY OF MARYSVILLE, a Municipal Corporation
Legal Description (abbreviated):
Assessor's Parcel(s):
Address:
Reference Number(s):
City of Marysville Project No: City of Marysville Building Permit No:
Note The Auditor/Recorder will rely on the information provided on this form. City staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

Stormwater Covenant and Easement (MMC 14.15.155)

This Stormwater Covenant and Easement (the “Agreement”) is executed in favor of the City of Marysville (the “City”) by the undersigned owner(s) (the “Grantor”) of the following described real property situated in the City of Marysville, Snohomish County, State of Washington (the “Property”) (insert complete legal description):

(attach Exhibit A if necessary to fit full legal description)

WHEREAS, pursuant to Marysville Municipal Code Chapter 14.15, as may be hereafter amended, a condition of developing the Property requires that it have adequate stormwater drainage; and

WHEREAS, the Grantor has installed a private storm drainage system for the Property; and

WHEREAS, such a private storm drainage system will require ongoing maintenance as detailed in the approved Facility Maintenance Plan to ensure it operates as designed;

WHEREAS, the private storm drainage system includes the following specified drainage control facilities, which are documented in the drainage control plan drawing(s), as amended by record drawing(s) on file with the City of Marysville. The following runoff treatment or flow control facilities are onsite:

	Detention or Infiltration Pond		BMP T8.20 Sand Filter vault
	Detention or Infiltration Vault		BMP T8.30 Linear Sand Filter
	BMP T5.15 Permeable Pavements		BMP T8.40 Media Filter Drain
	Detention Tank/Pipes		BMP T9.10 Basic Biofiltration Swale
	BMP T5.16 Tree Retention and Tree Planting		BMP T9.20 Wet Biofiltration Swale
	BMP T5.17 Vegetated Roofs		BMP T9.30 Continuous Inflow biofiltration Swale
	BMP T5.20 Rainwater Harvesting		BMP T9.40 Basic Filter Strip
	BMP T5.30 Full Dispersion area		BMP T10.10 Wetponds-Basic and Large
	BMP T6.10 Presettling Basin		BMP T10.20 Wetvaults
	BMP T7.10 Infiltration Basins		BMP T10.30 Stormwater Treatment Wetlands
	BMP T7.20 Infiltration trenches		BMP T10.40 Combined Detention and Wetpool Facilities
	BMP T7.30 Bioretention Cells, Swales and Planter Boxes		BMP T11.10 API (Baffle type) Separator bay
	BMP T7.40: Compost-amended Vegetated Filter Strips (CAVFS)		BMP T11.11 Coalescing Plate (CP) Separator Bay

	BMP T8.10 Basic Sand Filter basin	Ecology approved Emerging Technology Manufacturer: Device Name:
	BMP T8.11 Large Sand Filter basin	

Now, therefore, the Grantor, on behalf of Grantor and Grantor's heirs, successors, and assigns, agrees to the following and hereby creates a covenant running with the land that shall be binding upon all parties and their heirs, successors, and assigns forever:

- (1) The Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns, agrees to and shall:
 - (a) inspect and maintain the above described drainage control facilities in accordance with the provisions of Marysville Municipal Code (MMC) Title 14, the approved Facility Maintenance Plan (attached hereto as Exhibit B and incorporated by this reference), and any other provisions applicable to the facilities, as now and hereafter in effect;
 - (b) implement the terms of the drainage control plan required for development; and
 - (c) inform all future purchasers, heirs, successors, and assigns of the existence of the drainage control facilities and other elements of the drainage control plan and the limitations of the drainage control facilities.

- (2) The Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns, hereby grants permission for authorized representatives of the City of Marysville to enter onto the Property for inspection, monitoring, correction, or abatement of conditions related to the Property's drainage control plan, drainage control facilities, MMC Title 14, or any other MMC provision applicable to drainage control, as now and hereafter in effect.

- (3) If the private storm drainage system is not maintained in accordance with the approved or record drawing design, the Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns grants the City the right to inspect and repair the system and assess reasonable costs for the work that may be charged against the Property, the Property owner, or any beneficiary.

- (4) The Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns:
 - (a) Agrees and acknowledges that the City is not responsible for the adequacy or performance of the drainage control plan or the drainage control facilities;
 - (b) Agrees to accept any and all risks of harm, loss, injury, or damage related to the drainage control plan or the drainage control facilities; and
 - (c) Hereby waives any right to assert any and all present and future claims against the City, whether known or unknown, for any harm, loss, injury, or damage occurring either on or off the Property, related to the drainage control plan, the drainage control facilities, or drainage

or erosion on the Property, except only for such harm, loss, injury, or damage that directly results from the sole negligence of the City.

- (5) This Agreement shall be recorded in the real estate records of the Auditor's Office of Snohomish County, Washington. If any provision of this Agreement is held invalid, the remainder of the Agreement is not affected.
- (6) The obligations of the Grantor and each of the Grantor's heirs, successors, and assigns under this Agreement shall terminate when that person sells, devises, or transfers the Property, or his or her interest therein, unless the obligation arises out of a claim of negligence or intentional act of that person.

Now, therefore, to this end, the Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns, hereby grants a perpetual easement to the City of Marysville and its authorized representatives to enter the Property, inspect the private storm drainage system, and make necessary repairs, with any expenses incurred being chargeable against the Property, the Property owner, and any beneficiary.

By: _____ Date: _____

Type signer's name here, Type signer's title or affiliation

Type company name here

Type address here

Type City, State, Zip here

By: _____ Date: _____

Type signer's name here, Type signer's title or affiliation

Type company name here

Type address here

Type City, State, Zip here

ACKNOWLEDGEMENT

(Individual)

STATE OF WASHINGTON)
)ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____
_____ is the person who appeared before me, and said person
acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary
act for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 20_____.

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at _____

My commission expires _____

(Entity)

STATE OF WASHINGTON)
)ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____
_____ is the person who appeared before me, and said person
acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute
the instrument and acknowledged it as the _____
of _____ to be the free and voluntary act of such party for the uses
and purposes mentioned in the instrument.

DATED this _____ day of _____, 20_____.

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at _____

My commission expires _____

ACKNOWLEDGEMENT

(Individual)

STATE OF WASHINGTON)
)ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____
_____ is the person who appeared before me, and said person
acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary
act for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 20_____.

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of
Washington, residing at _____

My commission expires _____

(Entity)

STATE OF WASHINGTON)

)ss.

COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____
_____ is the person who appeared before me, and said person
acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute
the instrument and acknowledged it as the _____
of _____ to be the free and voluntary act of such party for the uses
and purposes mentioned in the instrument.

DATED this _____ day of _____, 20_____.

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at _____

My commission expires _____

EXHIBIT A

LEGAL DESCRIPTION

(Insert complete legal description):

Situated in the City of Marysville, County of Snohomish, State of Washington.

EXHIBIT B

FACILITIES MAINTENANCE PLAN



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Chris Holland – Planning Manager

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

DATE: March 9, 2022

SUBJECT: PA 22-005 – Quality Auto Center

I have reviewed the Site Plan for the proposed Quality Auto Center at 15223 Smokey Point Blvd. and have the following comments:

- 1) Traffic impact fees (TIF) will be required from the City and depending on trip generation/distribution, may be required from the County and State.
- 2) A Traffic Impact Analysis (TIA) will be required.
 - i. TIA is acceptable.
- 3) Frontage improvements:
 - a. Frontage improvements shall be required upon roadways adjacent to proposed development parcel and contiguously owned parcels.
 - b. Smokey Point Blvd. frontage improvements:
 - i. Smokey Point Blvd. is fully constructed including sidewalks.
 - ii. Frontage improvements shall be limited to installation of City owned decorative street lighting.
- 4) Per EDDS 3-301, access management standards apply.
 - i. Smokey Point Blvd. access point(s) shall be:
 1. Full access must be 250' from existing traffic signal.
 2. Right-in/Right-out only access point must be 200' from existing traffic signal.
 3. Right-in or right-out only access point must be 135' from existing traffic signal.
 - ii. Existing Access points on west side of Smokey Point Blvd also must be considered and shall be shown on site plan:
 1. Full access must be either 150' from opposing side access points or aligned with existing access points.
 2. Right-in/right-out access must be either 120' from opposing side access points or aligned with existing access points.
- 5) Per EDDS 3-506, street lighting will be required along frontages.
 - a. Street Lighting upon 152nd ST NE shall be PUD installed fiberglass pole installation type street lighting.
 - b. Smokey Point Blvd. street lighting shall be City standard decorative style street lighting to match standards found on Smokey Point Blvd to the north and south.
 - i. Contact City Traffic Engineer for City specifications.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



MARYSVILLE POLICE DEPARTMENT



MEMORANDUM

DATE: February 23, 2022
TO: Chris Holland, Community Development Dept.
FROM: Brad Akau, Commander
RE: PA 22-005

I have reviewed the site plan to construct a new approximately 25,000 SF used auto dealership, showroom, parts store, offices, service garage, and outside sales areas and parking.

The Police Department recommends the following:

- The contractor/owner provide low-level lighting in all parking/pedestrian areas
- The lighting footprint does not extend beyond the project area
- The address should be clearly visible from the street
- Windows to be installed to overlook the parking areas
- Shrubs should be no more than three (3) feet high for visibility from windows to parking/pedestrian areas
- Lower branches on trees to be at least seven (7) feet off the ground for visibility to the parking/pedestrian areas

Feel free to contact me at 360.363.8301 if you have any questions.



COMMUNITY DEVELOPMENT DEPARTMENT
80 Columbia Avenue □ Marysville, WA 98270
(360) 651-5100 □ (360) 651-5099 FAX
24-Hour Recorder 360-363-8204

MEMORANDUM

Date: March 10, 2022

To: Chris Holland, Planning Manager

From: John Dorcas, Building Official

Re: Project name: Quality Auto Center

PA22-005

Applicant: Quality Auto Center

Proposal: State Environmental Policy Act Review, Critical Areas Confirmation and construction of a new approximately 25,000 SF used auto dealership, showroom, parts store, offices, service garage and outside sales areas and parking.

Location: 15233 Smokey Point Boulevard

In response to your request for review of the above project, please note the following items, to be submitted. Prior to any type of grading site work, please submit a complete grading permit application with civil construction plans for review and approval. Please contact me to set up a plan submittal meeting or if there are any further questions in regards to these 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: 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.
3. 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.
4. Please provide the below information in regards to this overall project the 2018 International Building requirements: Appears that the structures would be classified as a Commercial Occupancies Uses, under section 303.
 - This overall building structure and project will be required to be designed under IBC Chapter 16, “Structural Design Requirements” for this project area. The seismic zone criteria is to be established under the guidelines of a Washington State architect and/or Structural engineer.
 - Please provide scaled floor plans with square footage of each room, open areas and all levels throughout the building: This is so we can review general building code requirements for the next submittal meeting.
 - For the main structure, please provide the type of building materials purposed to be used and if required, what type of fire-resistance materials are purposed to be installed on structure.

- 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 will support the type of occupancy use and construction type.
Geotechnical soils report is to address general information on the site.
 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.
- Construction shall comply with Chapter 5 General Building Heights and Areas, Area Modifications under section 506 and for the type of occupancy provisions outlined throughout the IBC and State Codes.**
- Exterior walls to property lines are required to comply with International Building Code, Table 601& 602 for the type of occupancy use. This includes allowable opening under Chapter 7, section 704; Please clarify the distance to the property lines, from all areas of the buildings. Once this is determined, the exterior walls may need to be designed and constructed with fire-resistant requirements, if necessary.**
- If mixed occupancy areas are purposed inside the buildings, they may be required to comply with IBC section 508 and Table 508.3.3 for required occupancy separations. Or use could be classified as non-separated use under section 508.3.2, with the most restrictive type of construction being proposed and constructed. However, this design would need to be submitted by a licensed design professional and apply to the purposed building.**
- Please provide an “Exit study plan”. Per IBC, Chapter 10; exit access travel is to be measured from the most remote point within a story to the entrance to an approved exit along the natural and unobstructed path of egress travel. In addition, all exits are to be clearly marked on the plans with the type of signage and door hardware proposed. Note: Please provide a scaled floor plan with square footage of each room and all areas.**
 Note: Our department is volunteering to meet with your design team to review floor plans prior to final application submittal.
- Building/s shall be accessible to all areas to persons with physical disabilities; per IBC Chapter 11, this includes the Washington State Amendments and ICC A117.1.** In addition, all door hardware shall be accessible type. This can be discussed at the Pre-Application meeting.
- The site will require accessible parking stalls per Table 1106.1-F and section 1106.1 of the Washington State Amendments.** Parking stalls are to be located on the shortest possible accessible route of travel to an accessible entrance.
- Accessible restroom is required per Chapter 29, Plumbing Code with Washington State Amendments.**
 The number of fixtures required will depend on the occupancy, and occupant load. Typically separate restrooms will be required for each sex. This will be determined during the plan review process. This information Table 29-A is to be provided on the cover sheet of the plans.
- All Mechanical Equipment shall be screened from public view under MMC Provisions.**
 Please indicate how this will be achieved on your building plan, elevation submittal sheets.
- The Fire Sprinkler system maybe required to comply with MMC Title 14, Chapter 14.10, for Cross-connection devices required on the water supply.** Prior to final acceptance, all required backflow devices are to be tested by an independent third party testing agency.
- All Electrical installations are to be permitted, inspected and approved through the City.**
The current code is NEC 2020 with WCEC Amendments. Separate applications and plan review are required for each building, prior to issuance of a permit.

- **Deferred Electronic Submittals applications, under IBC section 107.3.4.2: Prior to any deferred plan review packages being submitted 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*.
- **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.
- **Preliminary plan check and building permit fee estimates:**
You can send me an email, requesting an estimate on the Permit Fees. You will need the following information for each building application: The total square footage of each area, in each building. The Type of Occupancy of each area, inside of each building. The overall Type of Construction of each building structure. Alternatively, another option is you can also send me a valuation estimate of each building, submitting by your licensed, WA State design team.
- **This structure is to provide Premise identification:**
Address to be posted visible from the street with min. 6-8 inch contrasting numbers per IBC 501.2.
- **Building application for plan review will be approximately 6-8 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, 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.



Marysville Fire District

YOUR RISK PREVENTION TEAM
1094 Cedar Avenue, Marysville WA 98270

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

To: Chris Holland, Planning Manager
From: David VanBeek, Assistant Fire Marshal
Date: March 8, 2022
Subject: PA22-005 Quality Auto Center 15233 Smokey Point Blvd

I have completed a review of the site plans for this project proposing development of a 3-acre site for commercial auto sales and service, including construction of a new 25,000 SF 30' tall building with showroom, parts storage, mezzanine offices and service garage areas.

Plans show fire apparatus access by a single 24' wide driveway into the site from Smokey Point Blvd near the NW corner of the site. The driveway access is shown circulating all around the building and sales lot areas. The access shown appears adequate.

Plans do not show proposed water main extensions. The City GIS water map shows a 12" CI water main in Smokey Point Blvd with existing hydrants north and south of the site spaced about 512' apart. Water main extension with approved fire hydrants and fire flow will be required. No information about available fire flow is provided for the fire hydrants near this site.

Additional 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 80 Columbia Avenue.
2. Fire marshal approval of fire access and fire hydrant/water supply systems is required and will be part of the civil construction plan review and approval process for this project. The site plans do not show proposed water main extensions or fire hydrants. Water main extension onsite with approved fire hydrants and fire flow will be required.
3. Future building to be constructed will require fire sprinkler and alarm system installations.
4. Access planned appears adequate for fire apparatus. Access of 24 feet wide is shown on the plan. A minimum 26 feet wide fire apparatus access is required within 20 feet on both sides of fire hydrants. An adequate access route for fire apparatus must be in service prior to any building construction.
5. 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.
6. Existing fire hydrant spacing along the roadway appears inadequate. The city GIS water map shows the two closest hydrants along the roadway frontages are spaced 512' apart. Maximum hydrant spacing for the proposed use is 300' apart. An added hydrant is required along the frontage.

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7. Fire hydrants shall be provided onsite in approved locations. Fire hydrants on a looped water main extension are required within the site for this development. Provide water main extensions with hydrants in approved locations, with maximum spacing of 300 feet apart. Fire hydrants with approved water supply must be in service prior to building construction. Estimate 4 hydrants will be required onsite, with one off each corner of the building, at least 50' away from the building.
8. Fire hydrants shall comply with city Water Design Standard 2-060 Hydrants, including 5" Storz fittings, with blue reflective hydrant markers to be provided in the roadways, located four inches off the centerline on the hydrant side of the road.
9. The sprinkler system FDC shall be located within 3' to 10' from a fire hydrant. The FDC shall be signed and have locking Knox FDC plugs. See city EDDS FDC standard plan 2-050-001.
10. The preliminary building floor plan does not show a fire sprinkler room. A separated room with exterior door is required for the fire sprinkler and alarm systems controls. The backflow preventer for the sprinkler system shall be located in the riser room.
11. See the MFD web site for online resources that may help with design and development:
[Marysville Fire District - Permits & Plan Review](#)

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Chris Holland

From: Development Review <Development.Review@commtrans.org>
Sent: Friday, March 4, 2022 2:23 PM
To: Chris Holland
Cc: Shawn Nakano
Subject: [External!] RE: [Ex]:Quality Auto Center (PA22005)

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hi Chris,

My apologies for once again missing your deadline. It seems like I'm regularly late in getting comments to you on developments.

Regarding the "Quality Auto Center" we would like to explore with you a way to improve the bus stop on NB Smokey Point Blvd, far side of 152nd. This stop does not have a shelter pad and we would like to get this stop improved. However, this bus stop may be outside the footprint of the Quality Auto Center SPblvd frontage improvements. Potentially, the most straight forward request would be to have the bus stop moved north to where the project frontage improvements would take place. However, it may be beneficial to keep the bus stop somewhat closer to the signalized intersection and crosswalk. Do you have any plans for sidewalk improvements near the existing bus stop, could those improvements be part of the development or should we just request a new bus stop location with bus shelter pad along the frontage of the Auto Center?

Thanks,

-Scott

Scott Ritterbush, Planning Project Manager
Community Transit
Phone (425) 521-5341
Cell Phone (425) 327-0201
Email - sritterbush@commtrans.org

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

From: Chris Holland <CHolland@marysvillewa.gov>

Sent: Wednesday, February 16, 2022 10:42 AM

To: John Dorcas; Mike Snook; Tom Maloney; Don McGhee; David VanBeek; Ken McIntyre; Kacey Simon; Shane Whitney; Brad Zahnow; Bradley Akau; Karen Latimer; Kim Bryant; Ryan Keefe; Tim King; Julie Davis; Matthew Eyer; Jessie Balbiani; Brooke Ensor; Skip Knutsen; Darrin Douglas; Max Phan; Jesse Hannahs; planning@arlingtonwa.gov; mwray@arlingtonwa.gov; dave_brooks@comcast.com; Shane_Turner2@comcast.com; sepa@dahp.wa.gov; Development Review; Jacob_Friedman@cable.comcast.com; mlwicklund@snopud.com; Robert.nance@ziply.com; Robert.larson@ziply.com; Kathryn.E.Heard@usace.army.mil; Jerald.J.Gregory@usace.army.mil; Jolivette, Stephanie (DAHP); doug.gresham@ecy.wa.gov; NEMO461@ECY.WA.GOV; Ashley.Kees@dfw.wa.gov; Dhaliwal, Gurpreet; cstevens@stillaguamish.com; knelson@tulaliptribes-nsn.gov; Todd Gray

Subject: [Ex]:Quality Auto Center (PA22005)

When: Wednesday, March 9, 2022 12:00 AM to Thursday, March 10, 2022 12:00 AM (UTC-08:00) Pacific Time (US &

Chris Holland

From: Dhaliwal, Gurpreet <Gurpreet.Dhaliwal@co.snohomish.wa.us>
Sent: Friday, February 25, 2022 5:40 PM
To: Chris Holland
Cc: Jesse Hannahs; Max Phan; Haylie Miller; Angela Gemmer; Amy Hess; Mara Wiltshire; Kathryn Bird; Peterson, Ryan
Subject: [External!] RE: Quality Auto Center (PA22-005)
Attachments: TNR Appendix D.pdf; Mitigation Rate.pdf

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

Hi Chris,

1. Please see attached Transportation Needs Report (TNR) Appendix D showing projects in various TSAs. It can also be found on County's [website](#). Please note that 67th Ave NE @ 152nd St NE and 88th St NE (C/L to C/L) are also part of this list in TSA A. Thus, the developer needs to show trip distribution on/near 88th St NE as well.
2. I have attached the most up-to-date mitigation rate; it can also be found in [SCC 30.66B.330](#).
3. There are two options cited in the ILA to calculate the mitigation fee – it appears that the developer chose option one citing the TNR but performed the calculations based on option 2. The option 1 uses PM Peak Hour Trips (PHT) whereas option 2 uses ADT. It seems that the developer needs to revisit and resubmit the calculations.

I am relatively new with these responsibilities and temporarily helping our team after a team member retired, so please feel free to enhance/correct my understanding about the ILAs or the overall process.

Thank you,

Gurpreet Dhaliwal | Engineer II
[Snohomish County Public Works](#) | Traffic Operations
3000 Rockefeller Avenue, M/S 607 | Everett, WA 98201
425-388-3870 | Gurpreet.Dhaliwal@snoco.org

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From: Chris Holland <CHolland@marysvillewa.gov>
Sent: Friday, February 25, 2022 8:07 AM
To: Dhaliwal, Gurpreet <Gurpreet.Dhaliwal@co.snohomish.wa.us>
Cc: Jesse Hannahs <jhannahs@marysvillewa.gov>; Max Phan <mphan@marysvillewa.gov>; Haylie Miller <hmiller@marysvillewa.gov>; Angela Gemmer <agemmer@marysvillewa.gov>; Amy Hess <ahess@marysvillewa.gov>; Mara Wiltshire <mwiltshire@marysvillewa.gov>; Kathryn Bird <kbird@marysvillewa.gov>
Subject: RE: [External!] RE: Quality Auto Center (PA22005)

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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	PA22-005			Date Sent	02.16.22	Please Return by	03.09.22			
Project Title	Quality Auto Center			Related File Number(s)	Pre-Application 19-040					
Project Description	State Environmental Policy Act Review, Critical Areas Confirmation and construction of a new approximately 25,000 SF used auto dealership, showroom, parts store, offices, service garage and outside sales areas and parking.									
BACKGROUND SUMMARY										
Applicant	Quality Auto Center									
Location	15233 Smokey Point Blvd			APNs	31053300205200, 31053300205300.					
Acreage (SF)	2.96 acres (129,162 SF)			Section	33	Township	31N	Range	05E	
Comprehensive Plan	General Commercial	Zoning	GC	Shoreline Environment			N/A			
REVIEWING AGENCIES										
Marysville	Local Agencies & Districts		State & Federal		County		Other			
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input checked="" type="checkbox"/> LD (K. McIntyre) <input checked="" type="checkbox"/> LD (Kacey Simon) <input checked="" type="checkbox"/> LD (S. Whitney) <input checked="" type="checkbox"/> LD (Brad Zahnow) <input type="checkbox"/> Parks <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> PW - Operations <input checked="" type="checkbox"/> PW - Water Res. <input checked="" type="checkbox"/> PW - Sanitation <input type="checkbox"/> PW - Streets <input checked="" type="checkbox"/> PW - Engineering (Max Phan) <input checked="" type="checkbox"/> PW - Traffic Eng. (Jesse Hannahs)	<input checked="" type="checkbox"/> Arlington (city) <input checked="" type="checkbox"/> Arlington Airport <input checked="" type="checkbox"/> Comcast <input checked="" 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 checked="" type="checkbox"/> PUD No. 1 (electric) <input checked="" type="checkbox"/> Ziplly		<input checked="" type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input checked="" type="checkbox"/> DAHP <input type="checkbox"/> DNR <input checked="" 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 checked="" type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> WUTC		<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input checked="" type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works		<input type="checkbox"/> Olympic Pipeline <input type="checkbox"/> Puget Sound Energy <input checked="" 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: 3/1/22
 ATTACHED Title: Ecologist Agency: Tulalip Tribes