



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

July 25, 2022

Merle Ash  
Land Technologies, Inc.  
18820 3<sup>rd</sup> Avenue NE  
Arlington, WA 98223

Re: Quality Auto Center – *Tech Review 2*  
PA22005

Dear Merle,

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

1. Sheet P1 shall be amended, as follows (see attached redlines):
  - a. **TR1 Comment:** 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.

**Applicant's Response:** Pedestrian connection cannot be made at midpoint of the property frontage and have the required fill material to provide separation from groundwater. The Elevations here do not work.

130.050(5)(c) requires that pedestrians and wheelchairs easily gain access from Public Streets. . .to building entrances through use of raised concrete or pervious pavement sidewalks. . ., **or** pedestrian paths which are physically separated from vehicle. . .

We are proposing the use of pervious pavement dyed brick red and not optioning for the "or" separated path.

We do provide landscape on the side of the walk as it crosses landscape areas and do not see in the code where the 5' landscape islands on either side of the path are required. *Five foot landscape islands are not including in MMC 22C.130.050(5)(c)*.

**TR2 Comment:** As noted in MMC 22C.130.050(5)(c), developments **must** provide specially marked or paved walkways through parking lots, as depicted in Figures 1 through 4. Figures 1 through 4 clearly show landscaping within tree grates, which would require a larger width pathway, or landscape islands. The 5' landscape islands adjacent to the walkway referenced in the TR1 comments are required in accordance with MMC 22C.120.130(5)(b) & (c), based on the location of the required walkway.

Additionally, the walkway proposed is not physically separated from vehicle traffic and maneuvering areas and must be raised and constructed similar to a public sidewalk.

All of the auto dealerships constructed on the north end of the city within the GC have complied with this provision.

The TR1 comments still apply and the site plan shall be amended to meet these conditions.

b. Amend SIGNS language to read as follows:

- . All signs shall comply with MMC Chapter 22C.160 [Signs Signs](#).

2. 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\(4\)](#). Comments on the amended landscape plans will be provided during civil construction plan review, specifically related to number and type of plantings within required site buffers, parking lot islands, bioretention cells and enhanced landscaping along Smokey Point Boulevard.
3. 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. I you have any questions; please contact me at 360.363.8207, or by e-mail at [cholland@marysvillewa.gov](mailto:cholland@marysvillewa.gov).

Sincerely,

***Chris Holland***

Chris Holland  
Planning Manager

cc: Haylie Miller, CD Director



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: 6/20/2022

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The following comments are offered after review of the above revised application. Most of the comments are repeated as they will not change through the project. Comments that still need to be addressed or new comments will be in ***bold italic font***.

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. **Dedication Requirements:**
  - a. It does appear that a 5 foot dedication is required for Smokey Point Blvd. ***The response letter noted that a dedication would occur.***
3. **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.
4. **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. ***Once the project submits for civil plan review,***

*the design engineer shall revise the drainage report to show adequate length of infiltration trench is provided, and that the bio retention areas are sized appropriately and that ground water separation is meeting the standard.*

- b. *The geotech will be required to provide infiltration verification for the stormwater facilities.*

Other Comments:

5. 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.
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 completed grading permit application, a plan set, a copy of the drainage report, and a copy of the geotechnical report. **Once the documents are ready to be submitted, we will provide you a link to where the materials can be uploaded to.**
  - a. Review timing:
    - i. First review = 5 weeks
    - ii. Second review = 3 weeks
    - iii. Third review = 3 weeks
9. Subsequent reviews repeat the above schedule.
10. 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](mailto:swhitney@marysvillewa.gov).



**MARYSVILLE**  
PUBLIC WORKS

## MEMORANDUM

TO: Chris Holland – Planning Manager

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

DATE: July 8, 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) 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.
- 2) 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.
      - a. Proposed full access point is less than 250' from existing traffic signal.
      - b. A variance should be required for proposed full access location to be considered.
        - i. Traffic Division will support variance request given alignment with west side access point and deficiency of only approximately 10' from standard.
- 3) Per EDDS 3-506, street lighting will be required along frontages.
  - a. 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.

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Public Works  
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