



COMMUNITY DEVELOPMENT DEPARTMENT
501 Delta Avenue ♦ Marysville, WA 98270 ♦ (360) 363-8000

July 18, 2023

Harold Christensen
Lance Mueller & Associates
130 Lakeside, Suite 250
Seattle, WA 98122

Re: Undi Commerce Park – *Technical Review 2*
PA 22008

Dear Harold,

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

City of Marysville Community Development – Planning Division

Chris Holland, Planning Manager
360.363.8207
cholland@marysvillewa.gov

1. The ARCH Site Plan shall be amended, as follows:
 - a. Provide a cover sheet that includes the entire development site, similar to Sheet C1.
 - b. A pedestrian connection will need to be provided from the sidewalk on 152nd Street NE and Building I.
2. **TR1 Comment:** The amended NWP issued by the US Army Corps of Engineers (Corps) authorizes 1,300 c.y. of fill to install a two 36-inch and one 18-inch diameter culvert in an unnamed ditch. The approval was valid through March 18, 2022, unless the NWP is modified, reissued, or revoked prior to that date. However, if, the authorized work has not been completed by that date and you have commenced or are under contract to commence this activity before March 18, 2022, you will have until March 18, 2023, to complete the activity.

It does not appear that this work has commenced, or under contract to commence the work, as permit approval has not been granted by the City of Marysville. Therefore, it appears the NWP may be expired.

Response: JARPA has been resubmitted by Soundview Consultants and will be separate from this submittal.

The USACE NWP is expected to be renewed in May 2023. Upon renewal, we will continue this work

TR2: Please provide a copy of the renewed NWP. This will need to be provided, prior to issuing the early grading permit.

3. **TR1 Comment:** It appears UPC is proposing two 30' wide accesses through APN 31053300302400 to 40th Street NE. Please provide a copy of the recorded access easement between UCP and APN 31053300302400. 40th Street NE is failing and directing trips to this roadway may not be desired by Public Works. Access from UPC through APN 31053300302400 to 40th Street NE will be required to be approved by the City Engineer.

Response: We are currently in the process of negotiating an easement (between UCP and APN 31053300302400) with the adjacent property owner (PCS-Scotts LLC) and his lender, regarding the structure of the easement. We will provide the easement agreement upon signing it (expected end of May 2023).

TR2 Comment: The site plan has changed significantly and it no longer appears that a portion of the site is proposed to be utilized by Scott's for fertilizer storage, however, the site plan is still showing an access to APN 31053300302400.

Has an easement been secured?

Has a NWP been obtained to fill the lineal ditch along the eastern portion of the site in order to access APN 31053300302400?

4. **TR1 comment:** A preliminary landscaping plan depicting all of the applicable elements outlined in [MMC 22C.120.030](#) will be required to be submitted, prior to granting industrial site plan approval. The following are specific design requirements outlined in [MMC Chapter 22C.120](#):
- a. The project engineer and landscape architect shall confirm any required landscaping proposed to be located within a bioretention cell can survive and flourish within the bioretention swale.
 - b. All landscaped areas shall be provided with an irrigation system or a readily available water supply with at least 1 outlet located within 50' of all plant material.
 - c. Water conservation measures shall be applied as outlined in [MMC 22C.120.050](#).
 - d. A 15' L3 landscape buffer is required between Smokey Point Boulevard and 152nd Street NE and the proposed parking, drive-aisle and storage areas. ***It appears that the landscape buffer along Smokey Point Boulevard in front of Building B does not meet the 15' buffer requirement. Additionally, it appears that the landscape buffers are proposed within biofiltration swales. The applicant shall be required to demonstrate the required landscape buffer can co-exist within the proposed biofiltration swales.***
 - e. The perimeter of the site shall be screened by one of the following techniques, or equivalent:
 - i. A five-foot-wide L1 visual screen; and
 - ii. A six-foot-high solid masonry wall or sight-obscuring fence five feet inside the property line with an L2 buffer between the fence and the property line.
 - f. Stormwater management facilities require a 5' L5 landscape buffer around the perimeter of the facility.
 - g. All garbage collection, dumpsters, recycling areas, loading and outdoor storage or activity areas (including but not limited to areas used to store raw materials, finished and partially finished products and wastes) shall be screened from view of persons on adjacent properties and properties that are located across a street or alley. Screening may be accomplished by any one of the following techniques or their equivalent:
 - i. A five-foot-wide L1 visual screen;

- ii. A six-foot-high solid masonry wall or sight-obscuring fence five feet inside the property line with an L2 buffer between the fence and the property line; and
- iii. Storage areas are not allowed within 15 feet of a street lot line.
- h. 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.
- i. 10% of the required parking areas shall be landscaped with L4 landscaping, provided that:
 - i. No parking stall shall be located more than 45' from a landscaped area;
 - ii. All landscaping must be located between parking stalls, at the end of parking columns, or between stalls and the property line;
 - iii. 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;
 - iv. 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.
 - v. A minimum 2' setback shall be provided for all trees and shrubs where vehicles overhang into planted areas.
- j. Street trees are required to be planted along all public streets and private access driveways, and comply with the following:
 - i. Street trees shall be planted 5 to 8' behind the sidewalk to create a continuous canopy.
 - ii. 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.
- k. 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.
- l. The landscape plan shall include maintenance provisions, as outlined in [MMC 22C.120.180](#).

All landscaping shall comply with the design standards outlined [MMC Chapter 22C.120](#) and the Marysville Administrative Landscaping Guidelines.

Response: Preliminary landscape plan will be provided as part of site plan review at a later date. The plans will comply with the conditions listed in MMC 22C.120.

TR2 Comment: A preliminary landscaping plan depicting all of the applicable elements outlined above will be required to be submitted, **prior to granting industrial site plan approval**.

- 5. **TR1 Comment:** Prior to civil construction plan approval an illumination shall be approved and designed in accordance with [MMC 22C.130.050\(3\)\(d\)](#), as follows:
 - 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 and
- f. Fixture design shall incorporate unique design features that coincide with the architectural design of the building(s).

Response: Illumination plans will be provided as part of site plan review prior to civil construction plan review. The plans will comply with the conditions listed in MMC 22C.130.050(3)(d).

TR2 Comment: Noted.

City of Marysville Public Works – Administration

Jesse Birchman, PE, Transportation & Parks Maintenance Manager
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- 6. The TIA is approved with the following notes provided for documentation.
 - a. The TIA evaluates five site access driveways onto Smokey Point Blvd whereas the site plan and preliminary civil plans show three driveways consistent with access management standards (EDDS 3-301). Based on the forecast traffic volumes and analysis submitted, no adverse operational or safety conditions are anticipated.
 - b. 10th Ed. (2017) of ITE Trip Generation used. 11th Ed. (2021) used for TIA; however, the current Industrial Park weekday PM peak hour trip rate is lower than evaluated (0.34 per ksf vs. 0.4 per ksf used) and results in a conservative evaluation of traffic impacts.
 - c. Future 164th St NE, 160th St NE, and 156th St NE Traffic Impact Fee (TIF) projects will be developer constructed and were not required for TIA evaluation since the applicant payment of TIF otherwise mitigate any potential impacts.
- 7. Traffic Impact Fees (TIF) are required. Fees may be required by the County as summarized in the TIA.
 - a. Marysville’s current TIF rate is \$2,220 per weekday PM peak hour commercial trip.
 - b. The City will use current ITE trip generation rates to calculate the TIF at the time of building permit issuance. Based on current rates, this is anticipated to produce a lower fee than estimated in the TIA.
- 8. The roadway section frontage improvements and right-of-way limits along 152nd St NE and Smokey Point Blvd appear consistent with required standards and is approved.
- 9. Although not required for land use approval, the following comments are provided to guide later civil construction plan approval. No response is required at this time.
 - a. Wired utilities along roadways shall be located underground ([MMC 22G.090.710](#)). Electrical wires shall be located in conduit.
 - b. Street Lights are required along on-site roadways and any constructed frontage improvements.

- i. Existing City owned decorative street lighting is present along Smokey Point Blvd and shall be maintained.
- ii. 152nd St NE shall be designed as collector arterial utilizing 200 watt equivalent LED fixtures. Spacing of fixtures should be approximately 180'-220'.
 - A. General PUD light locations will be provided by the City for developer submission to PUD and incorporation into the PUD site electrical plans.
 - B. Contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or wehaugen@snopud.com for more information.
- c. A sight-distance analysis will be required at each site access driveway. See EDDS Std. Plans 3-212-001 & 002 for further guidance.
- d. A signing and marking plan shall be required as part of civil construction plans. Existing channelization shall be identified and replaced/repared if necessary.

City of Marysville Public Works – Water Resources - WWTP

Ryan Carney, Surface Water Inspector
 360.363.8140
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- 10. This project will be vested to the 2012 Stormwater Management Manual for Western Washington, as amended in 2014 until July 1, 2027.

City of Marysville Public Works – Water Resources - WWTP

Billy Gilbert, Water Quality Lead
 360.363.8143
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- 11. Plumbing system is subject to applicable requirements of MMC Chapter 14.10 "Water Supply Cross-Connections" and WAC 246-290-490.
- 12. This is a commercial facility requiring a RPBA directly downstream of the domestic water meter. For the purpose of premise isolation of the domestic water line. The RPBA shall be in accordance with Design standards 2-151-002.
- 13. A Double Check Detector Assembly (DCDA) is required for any fire line that is connected to the city's water system.
- 14. A Reduced Pressure Backflow Assembly (RPBA) is required immediately downstream of any irrigation meter and in an above ground hotbox if a chemical/fertilizer injection system is installed. If the irrigation system is not chemically injected, a DCVA is sufficient for this application. The DCVA may be installed in an in-ground meter type box or vault. In accordance with Design Standards 2-15-001.
- 15. On-site inspections are to be performed by the City of Marysville Cross Connection Control Specialist at rough-in and final. 48 hours' notice is required, prior to inspection.
- 16. Testing of all backflow prevention assemblies, by a Washington State Certified Backflow Assembly Tester, is required prior to occupancy use per MMC 14.10.120. Test report shall be forwarded to the City of Marysville Water Quality Office, prior to occupancy.

City of Marysville Public Works – Operations

Kim Bryant, Water Operations Supervisor
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kbryant@marysvillewa.gov

Tim King, Utility Construction Lead II
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17. Water details not shown.
18. STA 0+00 east aisle tie in change to live tap.
19. Water main tee located between building K and D add 12" gate valve
20. N=414182.5, E=1311849.3 install 8" gate valve on line going to west
21. N=414733.5, E=1311168.1, what are the locations of the 3 gate valves on the cross
22. Locations for water services and meters both domestic and irrigation along with appropriate backflow prevention are not shown
23. Do not see locations of fire lines or FDC. All fire lines will require a valve at water main connection.

City of Marysville Community Development – Building Division

Michael Snook, Building Official
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msnook@marysvillewa.gov

24. Applicant shall comply with any and or all provisions the 2018 Edition of the International Building, Residential, Mechanical, 2018 Uniform Plumbing Codes, and current Washington State Amendments.
25. All plans and permit applications will be required to be submitted electronically as part of their submittal process. One (1) complete set of building plans, structural calculations, and 2018 Washington State Energy Code work sheets.
26. Contact our office if you have questions in regards to permit applications, checklists and/or handouts that you and/or your design team will be preparing plans for on your project.
27. If any demolition of structures is proposed, and you are unsure if permit/s will be required for the removal of any existing structures. Please contact the Building Division at 360-363-8100, to ask any specific questions. An asbestos report will be required for each demo permit.
28. Separate permits will be required for any proposed rockeries or underground storm vaults. One (1) complete set of building plans, structural calculations, site plan, and Geotech Report are to be submitted for review.
29. A grading permit will be required. A Geotechnical report shall be submitted to the City for this project. This is to be an in-depth report to address the following:
 - a. Soil Classification
 - b. Required Drainage Systems
 - c. Soil Compaction Requirements
 - d. Type of Footings, Foundations, and Slabs Allowed

- e. Erosion Control Requirements
 - f. Retaining Walls
 - g. Fill and Grade
 - h. Final Grade
30. The building structure will be required to be designed under the 2018 IBC, Chapter 16, and Structural Design Requirements. The seismic zone criteria is to be established under the guidelines of a Washington State Licensed Architect and/or Structural Engineer.
 31. Please provide scaled floor plans with square footage.
 32. Show on the plans the type of building materials proposed, and if required, what type of fire-resistant construction will be required.
 33. Exterior walls are to comply with the 2018 International Building Code, Chapter 6. This includes allowable openings under the 2018 IBC, Chapter 7. Site plan is to show the distance from the proposed structure to the property lines, from all sides of the building.
 34. A Fire Sprinkler system may be required. The applicant is to verify this requirement with the Fire Marshal's Office.
 35. All Electrical installations are to be permitted, inspected and approved through the City. The current code is NEC 2020 with WCEC Amendments. A separate application, plans, and plan review will be required.
 36. Special Inspection will be required. The list of the type of inspections shall be indicated on the plans by the Engineer of Record. The owner is to notify the City of the registered special inspection agency prior to permit issuance.
 37. Building application for plan review will be approximately 4-6 weeks for first-time plan review comments.

Marysville Fire District

Thomas J. Maloney, Fire Marshal
360.363.8500
tmaloney@mfdrrfa.org

38. No information about available fire flow is provided for the fire hydrants near this site. The fire flow required for the buildings proposed at this site is estimated at 3,500 GPM at 20 psi minimum residual pressure. *Contact the city water dept. for hydrant flow test information.*
39. The project shall comply with the current fire code requirements 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 501 Delta Avenue.
40. Fire marshal approval of fire access and fire hydrant/water supply systems is required as part of the civil construction plan review and approval process.
41. The roadway and water system improvements for this project shall be in full compliance with city standards and fire code requirements for fire apparatus access and fire hydrant/water supply systems.
42. 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.

43. Preliminary hydrant flow test of existing hydrants should be completed to evaluate the water available for fire flow to the site.
44. A maximum of 3,000 GPM fire flow availability is anticipated from the municipal supply in this area. Additional onsite water supplies may be required.
45. Underground fire sprinkler piping shall be tested and flushed with MFD witnessed inspections prior to connection to aboveground sprinkler system piping. Installer shall be minimum WA State "U" licensed, and provide contractor certification of the installation materials and tests upon completion. A separate fire construction permit is required for installation of fire sprinkler piping. Approved plans of the underground sprinkler system piping shall be available onsite for inspections.
46. The building sprinkler system will require a fire department connection (FDC) in an approved location away from the building and within 3' – 10' of a fire hydrant.
47. A location in the sprinkler riser room is required for the DCVA backflow prevention for the fire sprinkler system. Contact the City of Marysville Public Works-Water Department for fire sprinkler system backflow prevention device information.
48. A riser room will be required with access from the outside see MMC IFC 901.4.6.
49. Where a fire pump is required for fire protection water supply it shall be diesel driven, or if electric motor driven shall have an approved backup power generator (diesel, LP, NG fuel).
50. The minimum required fire flow for a hydrant protecting a commercial buildings is 1,500 gpm (with 20-psi minimum residual pressure).
51. Maximum hydrant spacing allowed is 300' travel distance apart between hydrants.
52. Fire hydrants shall be provided within the site in approved locations. Provide water main extensions with hydrants along the new roadways and at all road intersections in approved locations. A looped water main extension with approved fire hydrants 300' apart maximum will be required. Current plans appear to meet this requirement.
53. Fire hydrants with approved water supply must be in service prior to building construction.
54. Fire hydrant coverage shall be provided along all roads and at intersections. *"Fire hydrants meeting city specifications shall be installed on all extensions of the city water system at the time such extensions are constructed. All hydrants shall be owned and maintained by the city. The location and frequency of fire hydrants shall be specified by the city utility department and fire department; provided, that fire hydrants in commercial and industrial zones shall be spaced not more than 300 feet apart"* (MMC 14.03.050). The location of fire hydrants requires fire marshal approval on civil construction plans.
55. 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.
56. A minimum 26 feet wide fire apparatus access is required within 20 feet on both sides of fire hydrants.
57. A minimum 26' wide fire apparatus access is required in the immediate vicinity of any building more than 30' in height for ladder truck operations, with the near edge of the access located within 15'-30' of the building, positioned parallel to one entire side of the building (MMC 9.04.503.1.4).

58. Turnaround provision is required for dead-end access in excess of 150 feet long. An adequate access route for fire apparatus must be in service prior to any building construction.
59. If vehicle impact protection is deemed required for protection of any equipment it shall comply with IFC Section 312. Guard posts (bollards) are typically required for protection of gas piping, electrical equipment, fire protection piping and hydrants located where they could be subject to vehicle damage.
60. Access for firefighting operations along all sides of all buildings is required. A minimum 10' wide access is required for commercial and industrial buildings. All parts of building exteriors should be accessible for firefighting by an approved route around the building, and be within 150 feet of a minimum 26' wide fire apparatus access.
61. Emergency responder radio coverage shall comply with MMC 9.04.510 requirements. Approved radio coverage systems for emergency responders shall be provided within buildings meeting any of the following conditions:
 - a. High rise buildings;
 - b. The total building area is 50,000 square feet or more;
 - c. The total basement area is 10,000 square feet or more: or
 - d. There are floors used for human occupancy more than 30 feet below the finished floor of the lowest level of exit discharge; and
 - e. A bare ground test for radio coverage is required prior to construction.

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

e-copy: Haylie Miller, CD Director
Shale Undi, owner