



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

April 19, 2022

Jesse Jarrell  
LDC  
20210 142<sup>nd</sup> Avenue NE  
Woodinville, WA 98072

Re: Marysville 172 Grading – *Tech Review 1*  
PA22012

Dear Jesse,

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

1. Provide File Number PA22012 on all future site, civil and landscape plan submittals.
2. Sheet TO-01 shall be amended to depict, or if unable to depict, reference the following encumbrances:
  - a. APN 31052900201200:
    - i. Railway easement recorded under AFN 5850.
  - b. APNs 310592900201100 & 31052900201900:
    - i. City of Marysville easement recorded under AFN 1805320 (shown on adjacent property to east).
  - c. APN 310592900202400:
    - i. City of Marysville easement recorded under AFN 1805322 (misabeled on sheet).
3. A SEPA Threshold Determination is anticipated to be issued the week of April 25, 2022. The following are DRAFT SEPA Conditions:
  - a. If at any time during construction archaeological resources are observed in the project area, work should be temporarily suspended at that location and a professional archaeologist should document and assess the discovery. The Department of Archaeology and Historic Preservation (DAHP) and all concerned tribes should be contacted for any issues involving Native American sites. If project activities expose human remains, either in the form of burials or isolated bones or teeth, or other mortuary items, work in that area should be stopped immediately. Local law enforcement, DAHP, and affected tribes should be immediately contacted. No additional excavation should be undertaken until a process has been agreed upon by these parties, and no exposed human remains should be left unattended.
  - b. Prior to commencement of grading activity the applicant shall provide certification that the fill material is clean and suitable for site development.

- c. Prior to commencement of grading activity the applicant shall enter into a truck haul agreement with the City of Marysville Public Works Department.
- d. The applicant shall strictly adhere to the recommendations outlined in the Geotechnical Report prepared by Terra Associates, Inc., dated March 9, 2022.
- e. Pursuant to MMC 22D.050.030(4)(b) grading shall be developed to promote continuity and to minimize abrupt grade changes between sites. Grading between Verizon NW, Inc (APN 31052900202500), Sather (APN 31052900201300) and Josephine Sunset Home (APN 31052900201800) properties shall be coordinated to ensure a level and seamless grade between all properties.

Enclosed are copies of comments received from other City departments, and reviewing agencies. 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](mailto:cholland@marysvillewa.gov).

Sincerely,

***Chris Holland***

Chris Holland  
Planning Manager

e-copy: Haylie Miller, CD Director  
Noosha Tashakor, Marysville 172<sup>nd</sup> Development, LLC



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: Marysville 172, File# PA22-012  
SEPA Application  
172<sup>nd</sup> Street NE & 23<sup>rd</sup> Ave NE, multiple parcels

Date: 4/14/2022

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

1. **Frontage Improvements:** Frontage improvements will not be required for the early grading activities.
2. **Dedication Requirements:** Dedication is not required for this stage of the project.
3. **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. The project shall meet minimum requirements 1 – 5 as it is just importing fill. Provided the site details capping and revegetation establishment in the interim to full site development. A complete review will be done with the grading permit.

Other Comments:

4. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.
5. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.
6. A grading permit will be required and has been submitted. The associated file # is G22-0016. Also the grading permit cannot be issued prior to SEPA approval.
7. The project shall be required to complete a haul route agreement.

8. As an informational item, the project will need to obtain their NPDES permit prior to issuance of the grading permit.
9. ***The plans that have been submitted have been given a cursory review. A detailed review and comments will occur during the civil plan review phase. At this stage I would say to not have any grading occur within 5 feet of adjacent property lines.***
10. 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.
11. 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:  
Multiple residential/commercial/industrial = \$250.00 base fee + \$135.00 per hour.
12. 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:  
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
13. **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
    - iv. Subsequent reviews repeat the above schedule.

14. 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).

cc: Ken McIntyre, PE, Assistant City Engineer



**MARYSVILLE**  
PUBLIC WORKS

## MEMORANDUM

TO: Chris Holland, Planning Manager  
FROM: Brooke Ensor, NPDES Coordinator  
DATE: 4/7/2022  
SUBJECT: PA22-012 Marysville 172 Grading

1. The City has adopted the 2012 Stormwater Management Manual for Western Washington, as amended in 2014 (2014 Manual), as our design standard
  - **Other long term grading projects in this area have caused excessive sedimentation in the City storm water system. Plan to implement additional BMPs (like a wheel wash), if grading continues through the winter. Sweepers have not provided adequate sediment control for the track out associated with this type of project.**
2. Since 2010 the City has received numerous reports of drainage problems associated with the two culverts and ditch lines that run through this site. Increasing the set back distance from the ditch lines may help to mitigate this potential issue.
3. Surface Water capital improvement charges may apply to your project. Refer to code section 14.07.010 for more information.
4. City requirements do not negate any other state or federal requirements that may apply.

If you have questions regarding these comments, please contact me at 360-363-8288 or [ensor@marysvillewa.gov](mailto:ensor@marysvillewa.gov).

cc: Matt Eyer, Storm/Sewer Supervisor


## 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										
<b>File Number</b>	PA 22012			<b>Date Sent</b>	03.25.22		<b>Please Return by</b>	04.08.22		
<b>Project Title</b>	Marysville 172 Grading			<b>Related File Number(s)</b>						
<b>Project Description</b>	The applicant is requesting State Environmental Policy Act Review and issuance of a Grading Permit in order to import approximately 112,800 cubic yards of fill for future development of a multi-family development.									
BACKGROUND SUMMARY										
<b>Applicant</b>	Marysville 172 <sup>nd</sup> Development, LLC									
<b>Address</b>	1930, 2008, 2104 & 2124 172 <sup>nd</sup> Street NE			<b>APNs</b>	31052900200900, 31052900202400, 31052900202600, 31052900200800, 31052900201900, 31052900201100, 31052900201200					
<b>Acreage (SF)</b>	18.96-acres (825,748 SF)			<b>Section</b>	29	<b>Township</b>	31N	<b>Range</b>	05E	
<b>Comprehensive Plan</b>	Mixed Use	<b>Zoning</b>	MU	<b>Shoreline Environment</b>			N/A			
REVIEWING AGENCIES										
<b>Marysville</b>	<b>Local Agencies &amp; Districts</b>			<b>State &amp; Federal</b>			<b>County</b>		<b>Other</b>	
<input type="checkbox"/> Building <input 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 type="checkbox"/> LD (Brad Zahnow) <input type="checkbox"/> Parks <input type="checkbox"/> Police <input type="checkbox"/> PW - Operations <input checked="" type="checkbox"/> PW - Water Res. <input type="checkbox"/> PW - Sanitation <input checked="" type="checkbox"/> PW - Engineering (Max Phan) <input type="checkbox"/> PW - Traffic Eng. (Jesse Hannahs)	<input checked="" type="checkbox"/> Arlington (city) <input type="checkbox"/> Arlington Airport <input type="checkbox"/> Comcast <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input type="checkbox"/> Lake Stevens (city) <input type="checkbox"/> Lake Stevens SD 4 <input type="checkbox"/> Lakewood SD 306 <input type="checkbox"/> Marysville SD 25 <input type="checkbox"/> PUD No. 1 (electric) <input type="checkbox"/> Ziplly			<input type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input type="checkbox"/> DAHP <input type="checkbox"/> DNR <input type="checkbox"/> DOE (Bellevue) <input type="checkbox"/> DOE (Floodplain) <input type="checkbox"/> DOE (Olympia) <input type="checkbox"/> DOE (Register) <input type="checkbox"/> DOE (Shorelands) <input type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> WUTC			<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> Olympic Pipeline <input type="checkbox"/> Puget Sound Energy <input checked="" type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Tulalip Tribes <input type="checkbox"/> <input type="checkbox"/>	
PROJECT MANAGER										
<b>Name</b> Chris Holland		<b>Title</b> Planning Manager			<b>Phone</b> 360.363.8207		<b>E-mail</b> <a href="mailto:cholland@marysvilewa.gov">cholland@marysvilewa.gov</a>			

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

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

**NO COMMENTS** Signature:  Date: 4/4/22  
 **ATTACHED** Title: Ecologist Agency: Tulalip Tribes