



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

July 27, 2022

Chris Rapp
Kimley-Horn
1000 2nd Avenue, Suite 3900
Seattle, WA 98104

Re: SAIA – *Technical Review 1*
PA 22025

Dear Chris,

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

1. Provide File Number PA22025 on all future site, civil and landscape plan submittals.
2. Prior to building permit issuance, the applicant shall be required to submit a noise analysis demonstrating future industrial operations comply with the maximum permissible environmental noise levels outlined in [MMC Chapter 6.76 Noise Regulation](#), and [WAC 173-60-040](#). Prior to granting occupancy permits, the applicant shall be required to implement any mitigation measures recommended in the noise analysis.
3. The attached Snohomish County Traffic Offer will need to be signed by the applicant and returned to City.
4. Amend Sheet C4.0 as follows (see attached redlines):
 - a. Provide bulk & dimensional calculations outlined in [MMC 22C.020.080](#)(2) for the LI zone.
 - b. Provide required parking calculations outlined in [MMC 22C.130.030](#) Table 1.
 - . Manufacturing & Industrial - 1 per 750 SF GFA plus office space requirements.
 - . Warehousing & Storage - 1 per 2,000 SF GFA plus office space requirements.
 - . Office - 1 per 400 SF GFA
 - c. Provide carpool parking locations and calculations in accordance with [MMC 22C.130.030](#)(3).
 - d. Provide required bicycle parking calculations outlined in [MMC 22C.130.060](#).
 - e. The minimum drive-aisle width on the northern entry way, access to the employee parking area and within the employee parking area shall be 22'.
 - f. Move the pedestrian pathway 5' south of the north drive-aisle and provide street trees and sod between the curb and pathway.
 - g. Pedestrian pathways that traverse a drive aisle are required to be constructed with decorative concrete clearly denoting the pedestrian pathway. The pathways

must be universally accessible and meet ADA standards. This detail shall be required to be provided on the civil construction plans.

- h. Provide collection point for solid waste and recyclables. Contact Kristy Beedle, Solid Waste Supervisor, at 360.363.8152 or kbeedle@marysvillewa.gov, for solid waste collection area dimensional and location criteria.

Collection areas are required to be paved with concrete and screened with a minimum 6' high enclosure constructed of concrete block or brick, in addition to a 5' L1 Landscape screen.

- i. Provide details of the proposed security gates, security fencing, retaining wall fencing and detention bond fencing.
- j. Retaining walls shall be designed in accordance with [MMC 22D.050.030](#) (4). If retaining walls taller than four feet are used, as measured from the average grade, and are visible from the street or adjacent property, they shall be terraced so that no individual segment is taller than four feet; provided, that where adjacent properties are not adversely affected or the retaining wall is minor in nature, the community development director may reduce or waive these standards. Terraced walls shall be separated by a landscaping bed at least two feet in width. Alternative landscaping treatments will be considered, provided they reduce the bulk and scale of the retaining wall and enhance the streetscape or transition between properties.

This condition can likely be waived for the retaining walls on the east and south property boundaries, however the proposed retaining wall on the north property boundary is likely to impact the neighboring private property.

- k. Add the following notes:

- . Where illuminated signs and illuminated areas are permitted, such illuminating devices shall be shaded 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 22G.120.270](#).
5. Prior to civil construction plan approval, a FINAL landscaping plan depicting all of the applicable elements outlined in [MMC 22C.120.030](#) will be required to be approved. The following are cursory review comments based on review of the preliminary landscape plan:
- a. Ensure the required 15' landscape buffer along Smokey Point Boulevard complies with L3 standards.
 - b. Ensure the required 10' landscape buffer along 128th Street NE complies with L3 standards.
 - c. The perimeter of the proposed truck trailer and tractor parking shall be screened by one of the following techniques, or equivalent:
 - . A five-foot-wide L1 visual screen; or
 - . 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
 - d. The stormwater detention pond is required to be screened with a 5' L5 landscape buffer around the perimeter of the facility.
 - e. Required off-street parking stalls shall not be located greater than 45' from a landscape island, or every 10 stalls. The employee parking areas will be required to comply with this provision.
 - f. Solid waste collection areas shall be screened with a 5' L1 screen in addition to the required 6' enclosure.
 - g. Add 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.
- h. All landscaped areas shall be provided with an automated irrigation system.
- i. All landscaping shall comply with the design standards outlined in [MMC Chapter 22C.120](#) and the Administrative Landscaping Guidelines (attached).
6. The photometric plan and lighting fixtures and poles are approved, as submitted. A separate electrical permit will be required to be approved by the Building Division.

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

ecc: Haylie Miller, CD Director
Brett Rabe, SAIA
Curtis Anderson, SAIA

Notes:

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- 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 22G.120.270.

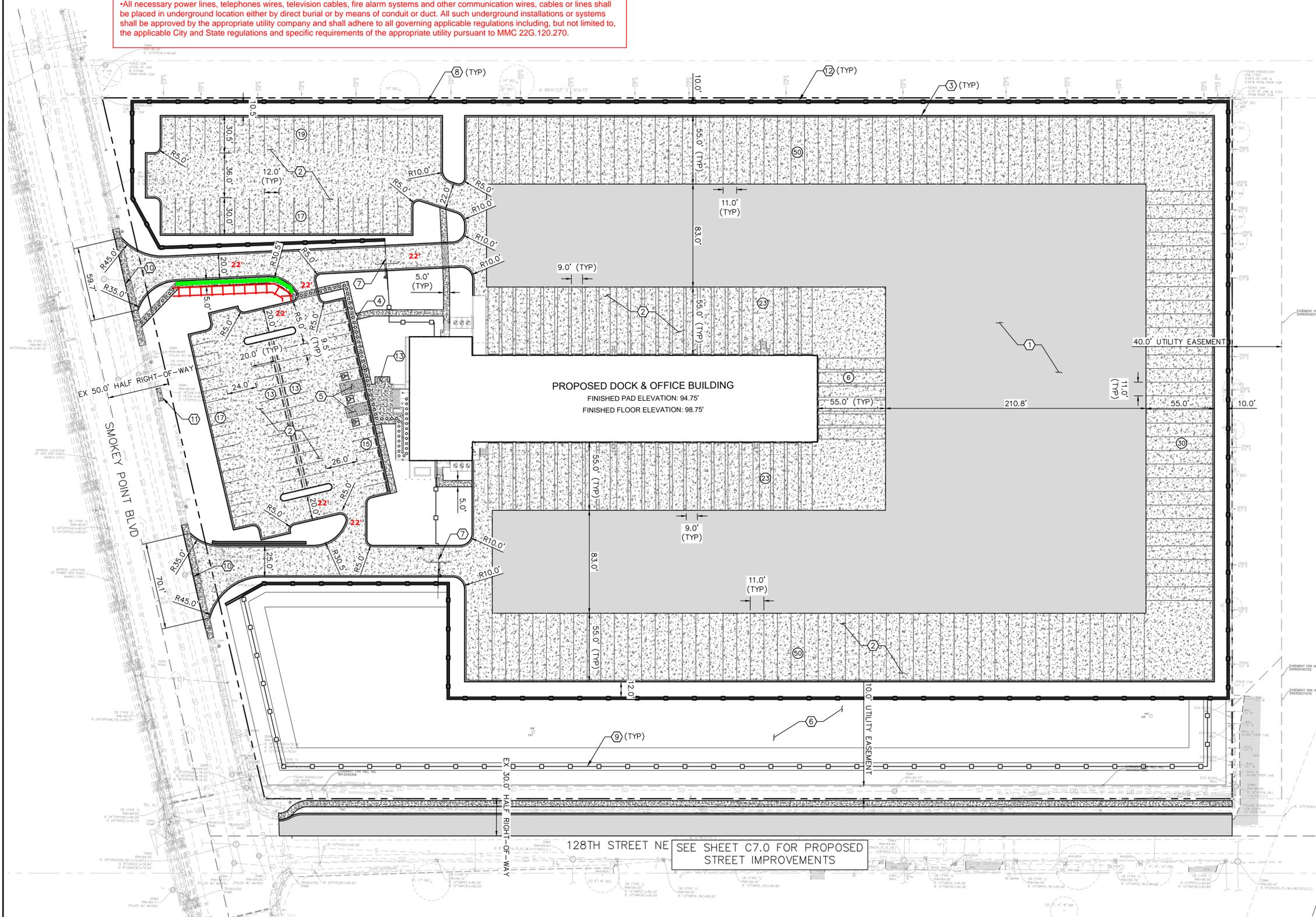
LEGEND

- — — — — PROPERTY LINE
- - - - - X - - - - - EXISTING MINOR CONTOUR
- - - - - X - - - - - EXISTING MAJOR CONTOUR
- - - - - EXISTING EASEMENT
- - - - - SD - - - - - EXISTING STORM PIPE
- - - - - S - - - - - EXISTING SANITARY SEWER PIPE
- - - - - S - - - - - EXISTING SANITARY SEWER MANHOLE
- - - - - H - - - - - EXISTING HYDRANT
- - - - - W - - - - - EXISTING WATERLINE
- - - - - G - - - - - EXISTING GAS LINE
- - - - - OHE - - - - - EXISTING OVERHEAD ELECTRIC
- - - - - EXISTING ELECTRIC POLE WITH STREETLIGHT
- - - - - EXISTING GUYWIRE
- - - - - LANDSCAPING SETBACK
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- PROPOSED ADA PATH OF TRAVEL
- PARKING COUNT

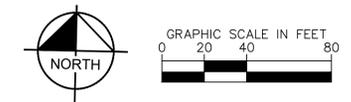
CONSTRUCTION NOTES

- ① ASPHALT PAVEMENT
- ② CONCRETE PAVEMENT
- ③ CONCRETE CURB AND GUTTER
- ④ CONCRETE SIDEWALK
- ⑤ ACCESSIBLE PARKING SPACES AND SIGNAGE
- ⑥ DETENTION POND
- ⑦ SECURITY GATE
- ⑧ SECURITY FENCING, ON RETAINING WALL WHERE REQUIRED
- ⑨ DETENTION POND FENCING
- ⑩ PROPOSED DRIVEWAY
- ⑪ RELOCATED BUS STOP
- ⑫ PROPOSED RETAINING WALL
- ⑬ PROPOSED BICYCLE PARKING

- Bulk & Dimensional Standards**
- Parking Calculations**
- Bicycle Parking Calculations**



SEE SHEET C7.0 FOR PROPOSED STREET IMPROVEMENTS



NOT FOR CONSTRUCTION



No.	REVISIONS	DATE	BY

Kimley-Horn
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 1000 2ND AVENUE, SUITE 3000, SEATTLE, WA 98104
 PHONE: 206-607-2600
 WWW.KIMLEY-HORN.COM



KHA PROJECT	090046000
DATE	06/23/2022
SCALE	AS SHOWN
DESIGNED BY	CR
DRAWN BY	CR
CHECKED BY	CM

HORIZONTAL CONTROL & SITE PLAN

SAIA
 MARYSVILLE
 PREPARED FOR
 SAIA FREIGHT LTL
 CITY OF MARYSVILLE WASHINGTON

SHEET NUMBER
C4.0



MEMORANDUM

TO: Chris Holland, Planning Manager

FROM: Brad Zahnow, Development Services Technician

DATE: July 5, 2022

SUBJECT: PA22-025 SAIA Marysville
NE corner of State Avenue and 128th Street NE
APN: 30050400300200

Utility Capital Improvement Fees

Capital utility fees are assessed in accordance with the attached rate sheet. The “City” rates will be applicable to this project.

Recovery (Latecomer) Fees

No recovery fees are applicable to this project.

Utility Main Fees

Main fees for an existing water main within State Avenue will be assessed at \$2.25/ft. of frontage.

Main fees for an existing water main within 128th Street NE will be assessed at \$2.76/ft. of frontage.

ULID/LID Fees

No ULID or LID fees are applicable to this project.



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

From: Billy Gilbert, Water Quality Lead

Subject: PA 22-025 SAIA Marysville

Date: 07/22/2022

In response to your request for review of the above project, please note the following items.

- Plumbing system is subject to applicable requirements of MMC Chapter 14.10 "Water Supply Cross-Connections" and WAC 246-290-490.
- 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
- A Double Check Detector Assembly (DCDA) is required for any fire line that is connected to the city's water system.
- 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
- 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.
- 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.

Any questions regarding these comments, and scheduling for onsite inspections should be directed to Julie Davis 360-363-8141 jdavis@marysvillewa.gov

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Chris Holland, Planning Manager
FROM: Brooke Ensor, NPDES Coordinator
DATE: 7/25/2022
SUBJECT: PA22-025 SAIA Marysville

1. **The City has adopted the 2019 Stormwater Management Manual for Western Washington.** This project received a determination of a complete application on July 1, 2022 and must be designed to the 2019 SWMMWW.

Visit the City's surface water web page to view a 2019 SWMMWW training.
www.marysvillewa.gov/179/Surface-Water

2. 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."
3. 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 bensor@marysvillewa.gov.

cc: Matt Eyer, Storm/Sewer Supervisor

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



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: July 26, 2022

SUBJECT: PA 22-025 – SAIA

I have reviewed the Site Plan submittal for the proposed SAIA the northeast corner of the intersection of State Ave & 128th ST NE and have the following comments:

- 1) Traffic impact fees 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.
 - a. TIA is acceptable.
- 3) 128th ST NE frontage improvements:
 - a. 128th St NE should be constructed to Residential Collector standard within 60' of ROW.
 - b. Frontage improvements shall include roadway widening to 36' of asphalt width, curb/gutter, landscape strip, sidewalk and street lighting.
 - c. Site specific roadway cross-section shall be included upon plans showing existing and proposed roadway components with dimensions.
 - i. Specifically important given signalization of State Ave & 128th ST NE intersection.
 - d. Curb bulb-out on north side approaching State Ave should not be necessary nor desired.
 - i. If roadway centerline needs to be moved, AASHTO length transition should be incorporated rather than abrupt curb bulb-out.
- 4) Per EDDS 3-506, street lighting will be required upon all public street frontages as part of civil construction plans.
 - a. State Ave:
 - i. Signal and Street lighting on State Ave are existing and shall remain in place and functional throughout development construction.
 1. Any proposed alterations to the street lighting system such as for placement of a proposed development access point shall be included in full detail as part of the civil construction plans.
 2. Identify locations of signal poles and street light poles upon plans for State Ave frontage.
 - b. 128th ST NE:

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

- i. Street Lighting shall be PUD installed fiberglass pole installation type street lighting.
 - ii. 128th ST NE shall be designed as collector arterial utilizing 100 watt equivalent LED fixtures.
 - iii. Spacing of fixtures should be approximately 180'-220'.
 - iv. As part of civil construction approval proposed PUD street lighting locations shall be provided by the City for incorporation into PUD site electrical plans.
 - v. Contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or wehaugen@snopud.com for more information regarding PUD street lighting.
- 5) A channelization and signing plan shall be required as part of civil construction plans.
- a. 128th ST NE shall be striped to include two 10' travel lanes and two 8' parking aisles/shoulders.



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

MEMORANDUM

Date: **July 19, 2022**

PA22-025

To: **Chris Holland, Planning Manager**

From: **Michael Snook, Building Official**

Re: **Project Name:** SAIA Marysville

Applicant: Kimley-Horn

Proposal: The applicant is requesting Administrative Site Plan Approval and State Environmental Policy Act Review for SAIA motor freight terminal. The applicant proposes construction of a 25,200 SF building with loading docks, office space, employee, and tractor-trailer parking an 11.14 acre site.

Address: State Ave and 128th Street NE

In response to your request for review of the above project. Please see requirements below:

1. 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.
2. 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, Geotech Report, and 2018 Washington State Energy Code work sheets.
3. 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.
4. 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.
5. A Geotechnical report shall be submitted to the City for this project. This is to be an in-depth report to address the following:
 - Soil Classification
 - Required Drainage Systems
 - Soil Compaction Requirements
 - Type of Footings, Foundations, and Slabs Allowed
 - Erosion Control Requirements
 - Retaining Walls
 - Fill and Grade
 - Final Grade

Please provide the below information in regards to this overall project the 2018 International Building requirements:

1. 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 Architect and/or Structural Engineer.
2. Please provide scaled floor plans with square footage of each room, open areas, and all levels throughout the building.

3. For the main structure, show on the plans the type of building materials proposed, and if required, what type of fire-resistant construction will be required.
4. Construction shall comply with the 2018 IBC, Chapter 5 “General Building Heights and Areas”, and any “Area Modifications”.
5. 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.
6. If mixed occupancy areas or non-separated are purposed inside the buildings, they will be required to comply with the 2018 IBC, Chapter 5.
7. An “Exit study plan” is to be shown in the architectural plan set, and to be to scale.
8. Buildings shall be accessible to all areas to persons with physical disabilities per the 2018 IBC, Chapter 11. This includes the Washington State Amendments, and ICC A117.1.-2017.
9. Accessible parking stalls shall be shown on the site plan and meet the requirements of the 2018 IBC, Chapter 11.
10. Restrooms shall be provided per the Washington State Amendments of the 2018 IBC, Chapter 29, and the 2018 UPC.
11. 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.
12. A Fire Sprinkler system may be required. The applicant is to verify this requirement with the Fire Marshal’s Office.
13. Per the Marysville Municipal Code, Chapter 14.10, Cross-connection devices are required on the domestic and fire sprinkler water supply. Prior to final acceptance, all required backflow devices are to be tested by an independent third party testing agency.
14. 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.
15. Deferred Electronic Submittals applications are to be submitted per the requirements below;
 - The registered design professional in charge of the project shall review and stamped each set of plans and specifications approved.
 - 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.
 - 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.
 - The deferred submittal items shall not be installed until the deferred submittal documents have been reviewed and approved by the Building Official.
16. 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.
17. **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, please feel free to contact me.

Michael Snook, Building Official, 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: November 5, 2021
Subject: PreA21-051 SAIA Motor Freight Terminal 128th St and State Ave

I have completed a review of the plans for this project proposing development of an 11-acre site for commercial use. Plans show construction of a 30,000 SF truck terminal building (60'x500') with a 3,000 SF office area included. The building construction type and height is not shown. *Commercial fire sprinkler and alarm systems will be required.*

Plans show access in and out of the site by separate one-way 20' wide drive aisles, with sliding security gates. *Emergency access to the site and buildings is required using MFD approved Knox access products.*

Plans show a 90' wide open area circulating all around the building. *Access appears adequate.*

Plans show proposed water main extensions for a fire hydrant and FDC on the west side towards State Ave. *Fire hydrant coverage shown is deficient. Water main extension with approved fire hydrants around the building will be required, spaced 300' apart maximum. Estimate five additional hydrants will be required onsite.*

Plans appear to show a sprinkler backflow valve (DCVA) in a vault out near State Ave. *Sprinkler main control valves and backflow prevention valves shall be located inside a sprinkler riser room in the building, with exterior door access and recessed Knox box for emergency access.*

The City GIS water map shows existing 18" water main in State Ave and 6" water main in 128th St NE. *The spacing of existing fire hydrants does not meet current fire code requirements for this use. No information about available fire flow is provided for the fire hydrants near this site. Estimated minimum fire flow required for the site is 1,500 gpm.*

Comments related to fire code compliance for this project are noted below.

1. The project shall comply with current fire code requirements (2018 IFC) including WA State and local City of Marysville amendments to the fire code, city design standards, and applicable NFPA standards, including IFC Chapter 33 and NFPA 241 construction codes.
2. Any fire code required construction permits (IFC section 105.7) are obtained through Marysville Community Development at 80 Columbia Avenue.
3. 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.
4. 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.

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5. 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. 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).
7. The minimum required fire flow for hydrants protecting commercial buildings is 1,500 gpm.
8. 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 over 300' apart.
9. Maximum hydrant spacing for the proposed use is 300' apart.
10. Fire hydrants shall be provided in approved locations. Fire hydrants on an approved water main extension are required within the site for this development. Fire hydrants with approved water supply must be in service prior to building construction.
11. 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.
12. Buildings with NFPA 13 fire sprinkler systems require a riser room separated by fire resistive construction, and a fire department connection (FDC) in an approved location away from the building near a fire hydrant (FDCs to be within 3'-10' from hydrants). A location in the sprinkler riser room is required for the DCDA backflow prevention for the fire sprinkler system (not in a vault). The location of fire hydrants and FDCs requires approval on civil plans. Plans for underground fire sprinkler piping shall be shown on civil construction water plans, and submitted for fire marshal review and approval.
13. Fire extinguishers are required in approved locations- minimum 2A-10B-C UL rated.
14. Access planned appears adequate for fire apparatus. Access of 20' wide is shown on the plan in and out of the site, with 90' wide area for circulation around the building. A minimum 20 feet wide fire apparatus access is required. A minimum 26 feet wide fire apparatus access is required in the immediate vicinity of any building more than 30 feet in height for ladder truck operations, and within 20 feet on both sides of fire hydrants.
15. An adequate access route for fire apparatus must be in service prior to any building construction.
16. 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.
17. Access for firefighting operations along all sides of all buildings is required. 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 20' wide fire apparatus access.

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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	PA22025			Date Sent	07.01.22	Please Return by	07.22.22		
Project Title	SAIA Marysville			Related File Number(s)	Pre-Application 21051				
Project Description	Administrative Site Plan Approval and State Environmental Policy Act Review for SAIA motor freight terminal. The applicant proposes construction of a 25,200 SF building with loading docks and office space, employee and tractor-trailer parking on an 11.14 acre site.								
BACKGROUND SUMMARY									
Applicant	Kimley-Horn								
Location	NE corner of State Avenue and 128 th Street NE			APNs	30050400300200				
Acreage (SF)	11.14-acres (485,258 SF)			Section	04	Township	30N	Range	05E
Comprehensive Plan	Light Industrial	Zoning	LI	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 checked="" type="checkbox"/> PW - Engineering <input checked="" type="checkbox"/> PW - Traffic Eng.	<input type="checkbox"/> Arlington (city) <input 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 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 checked="" 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									
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:** 7/19/22

ATTACHED **Title:** Ecologist **Agency:** Tulalip Tribes

Chris Holland

From: Development Review <Development.Review@commtrans.org>
Sent: Wednesday, July 27, 2022 11:13 AM
To: Chris Holland
Cc: Shawn Nakano
Subject: [External!] RE: [Ex]:RE: SAIA Marysville (PA22025)

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

Chris,

Our first choice would be to keep the bus stop close to the signalized intersection and crosswalks. We would like to request that the bus stop move south as opposed to north. Our request is to place the new bus shelter pad 70' north of the north edge of the crosswalk. This would appear to put the bus stop between 128th and the first driveway.

Thank you,

-Scott

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

From: Chris Holland <CHolland@marysvillewa.gov>
Sent: Wednesday, July 27, 2022 9:21 AM
To: Development Review <Development.Review@commtrans.org>
Subject: [Ex]:RE: SAIA Marysville (PA22025)

****CAUTION: This email originated from outside of the agency. DO NOT click links or open attachments unless you recognize the sender's email address AND are expecting the information. Questions? Contact the Service Desk.****

Does Community Transit have any comments related to the proposal to relocate the existing bus stop?

See Exhibit 10 Sheet C4.0.

Thank you,

Chris Holland | Planning Manager

CITY OF MARYSVILLE
Community Development Department
80 Columbia Avenue
Marysville, WA 98270

360-363-8100 Office
360-363-8207 Direct Line
360-651-5099 Fax

cholland@marysvillewa.gov
<http://marysvillewa.gov>

Chris Holland

From: Steve Leifer <steveleifer@gmail.com>
Sent: Friday, July 29, 2022 6:52 AM
To: Chris Holland; Gloria Hirashima; Jon Nehring
Subject: [External!] PA22-025

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

Hello Chris,

Response to SAIA Marysville:

I would be the last one to stop a landowner from executing a project they plan on their private property. However, there are issues with what is planned with the proposal.

As you know the intersection of 128th and State is a planned Node for the future Swift Bus Network which is supposed to allow for much higher residential densities and related services within the perimeter of the Node.

This plan negates all potential for such uses.

The designation of this location as one of the Nodes is a sound decision and has been identified in various planning documents. It is a shame to see it diverted.

The other issue is related to the extension of 41st ave ne.

to 128th st. which has been in the area road plans going back to the County Planning Documents and later incorporated into Marysville Plans. The City purchased part of the greater parcel on which this proposal is planned to install a small regional detention pond which protruded into the future right of way for the future extension of 41st . As a result of the pond and the encroachment to the future right of way I was required by the City to reconfigure our building sites, one being under construction, and resurvey and change infrastructure that had been in the ground for years. The cost of that was over \$25,000, not including all of the time lost and "red tape". In addition I was required to build a temporary cul-de-sac which was to be abandoned when 41st was extended. The cost of that was over \$45,000.

I would like to know how there is the least bit of equity in the rigid requirements that have been placed on me relating to 41st as compared to

the requirements that are completely nonexistent for the instant proposed project.

Thanks for the opportunity to comment.

Steve Leifer



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