



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

September 15, 2022

Adam Clark  
2812 Architecture  
2812 Colby Ave  
Everett, WA 98201

**Re: Kendall Subaru – PA22-035 – Technical Review 1**  
16xxx Smokey Point Blvd – APN(s): 31052800300600 / 31052800300300 / 31052800301200

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Dear Adam,

After review of the preliminary Site Plan Review, the Planning Division has the following comments:

1. Provide file number PA22-035 on all future plan submittals.
2. Based on additional critical area reports that have been conducted near the project area, the city has determined that Parcel C likely contains a categorized wetland with associated buffer on site. Prior to any work being permitted for Parcel C, an updated critical area report prepared in accordance with MMC 22E.010 would be required.
  - 2.1. To ensure the proposed development does encroach onto Parcel C, wetland, or associated buffer, a boundary fence is recommended to be installed in order to denote the property line between Parcel B and C.
3. 39<sup>th</sup> Avenue NE will NOT be extended north from 160<sup>th</sup> Street NE. Therefore, it is recommended that the site plan be redesigned to provide access through the proposed development to Parcel C, otherwise Parcel C could be landlocked.
4. Being as a portion of 160<sup>th</sup> Street is required to be constructed with the proposed development, provide pedestrian connection to 160<sup>th</sup> Street to satisfy MMC 22C.020.250(2)(a).
5. Based on the lighting plans, the proposed pole lights within the parking areas are to be 25 ft. in height. Confirm that all proposed fixtures would meet the required standards of MMC 22C.130.050(3)(d).
6. Based on the provided architectural plans, metal siding is proposed to be utilized. Demonstrate compliance with the following provisions of MMC 22C.020.250(10)(b), specifically for the north and south elevations:
  - 6.1. Metal siding must have visible corner moldings and trim.
  - 6.2. Incorporate multiple colors and materials for facades over 40 ft. wide. Please provide details of proposed colors and materials.
7. Based on the building elevations, the proposed north and south elevations would result in areas of blank wall. Revise plans to provide adequate treatments for the blank walls in accordance with MMC 22C.020.250(11)(b).

8. Per MMC 22C.020.320(1)(d), 5 sq. ft. for every 1,000 sq. ft. of building floor area must be dedicated for recyclables collection area. Provide the proposed floor area for the proposed building and demonstrate that adequate area is provided for the collection of recyclables (dumpster enclosure area).
  - 8.1. Floor area is defined as, *the sum of the gross horizontal areas of the floors of a building or buildings, measured from the exterior faces of exterior walls and from the centerline of division walls. Floor area includes basement space, elevator shafts and stairwells at each floor, mechanical equipment rooms or attic spaces with headroom of seven feet six inches or more, penthouse floors, interior balconies and mezzanines, and enclosed porches. Floor area shall not include accessory water tanks and cooling towers, mechanical equipment or attic spaces with headroom of less than seven feet six inches, exterior steps or stairs, terraces, breezeways and open spaces.*
9. Demonstrate compliance with MMC 22C.020.340(2) - *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.*
10. The proposed signage must be reviewed and approved under a separate sign permit. Signage must be designed for compliance with MMC 22C.160.

#### **LANDSCAPING PLAN**

11. Revise **CONCEPT PLANT SCHEDULE** to provide clarification as to what "General Landscaping" would include.
12. Demonstrate the allocated outdoor pedestrian oriented spaces to satisfy MMC 22C.020.250(6)(c).
13. Per MMC 22C.120.140(2)(b), street trees must be planted between the curb and sidewalk (in a planting strip). In cases there planting strips are not present, street trees shall be located behind the sidewalk. As proposed, the street trees are to be planted in the L3 landscape buffer along the property line adjacent to Smokey Point Blvd.

Revise plan to relocate the required street trees into the lawn area behind the sidewalk along Smokey Point Blvd.
14. All landscaped areas shall be provided with an irrigation system or a readily available water supply with at least one outlet located within 50 ft. of all plant material. Provide irrigation plan with resubmittal of landscape plan.

Once the above amendments have been completed, please provide an electronic copy for review. If you have any questions, please contact me at 360.363.8216 or by e-mail at [emorgan@marysvillewa.gov](mailto:emorgan@marysvillewa.gov)

Respectfully,

*Emily Morgan*

**Emily Morgan**  
Senior Planner

ECC: Chris Holland, Planning Manager  
Haylie Miller, CD Director  
Todd McFarlane, Kendall Development Corp.

# Belcher | Swanson

LAW FIRM, PLLC

September 8, 2022

City of Marysville  
Community Development Department  
80 Columbia Avenue  
Marysville, WA 98270

RE: PA22-035 Kendall Subaru Auto Dealership

To Whom It May Concern:

This letter is submitted as a public comment regarding the above-referenced application. My firm represents East Forty, LLC and Smokey Point Boulevard, LLC which are property owners directly to the south of the subject property. Although my clients are not opposed to the project, it will directly affect my clients' property to the south, namely, as it relates to the design and development standards for 160<sup>th</sup> Street. For this reason, my clients request that they be provided a copy of all applications, notices, and decisions as it relates to 160<sup>th</sup> Street.

Thank you for your time and attention to this matter. If you have any questions, please feel free to contact me.

Sincerely,



KRISTEN C. REID  
Attorney at Law

Cc: Client  
[agemmer@marysvillwa.gov](mailto:agemmer@marysvillwa.gov)  
[cholland@marysvillewa.gov](mailto:cholland@marysvillewa.gov)  
[emorgan@marysvillwa.gov](mailto:emorgan@marysvillwa.gov)



**MARYSVILLE**  
WASHINGTON

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

**MEMORANDUM**

To: Emily Morgan, Senior Planner

From: Kacey Simon, Civil Plan Reviewer

RE: Kendall Subaru Auto Dealership, File#PA22-035  
Review for the construction of a 69,258 sq. ft. auto dealership and SEPA review.  
16xxx Smokey Point Blvd & Parcel #'s 31052800300600, 31052800300300,  
31052800301200

Date: 9/8/2022

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The following comments are offered after review of the above referenced application. Some of the original comments will remain as they will apply for the term of the project. New comments or existing comments that need to be addressed will be in a ***bold italic*** font.

1. **Existing utilities:**

- a. Sanitary sewer: See record drawing S98 for the sewer within Smokey Point Blvd.
- b. Water: See record drawing W775 for the water line in Smokey Point Blvd.
- c. Storm: The storm system within Smokey Point Blvd can be found on RD66.

2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project. No extensions are required within Smokey Point Blvd. For looping purposes a water main will need to be installed along the projects frontage of future 160<sup>th</sup> Street NE. ***The water main for this entire project will need to be ductile iron and not C900.***

3. **Frontage Improvements:** Frontage improvements are required per MMC 12.02A.090 on all projects. Frontage improvements are described as curbs, gutters, and sidewalks; underground storm drainage facilities; patching the street from its preexisting edge to the new curb line; and overlayment of the existing public street to its centerline.

- a. The sidewalk along Smokey Point Blvd. is adjacent to the curb, as such it is to be a 6 foot wide sidewalk. The sidewalk shall be removed and replaced with a 6 foot sidewalk.
- b. 160<sup>th</sup> Street is to be a 3 lane arterial with planter strips and a 12 foot multiuse path. The project is required to construct a half street for asphalt, which is 20 feet in width and the curb and gutter, a 5 foot planter strip and the multiuse path.

4. **Dedication Requirements:** No further dedication is required along Smokey Point Blvd, nor will any be necessary for 160<sup>th</sup> Street NE.
5. **Access:**
  - a. Any current accesses to the common ownership parcels should be eliminated and have the curb cuts and sidewalk replaced.
  - b. The proposed access onto Smokey Point Blvd. will need to meet the Arterial Access Standard, see section 3-301 of the EDDS. It appears to align with the dealership across the street, which would be preferred location.
  - c. The minimum width of a commercial driveway is 24-feet and the maximum is 40-feet.
  - d. The project is showing an access to future 160<sup>th</sup> Street. At this time that is not right-of-way but part of a larger City owned parcel. City staff is beginning the process to have that abutting area become right-of-way.
  - e. *Since the future 39<sup>th</sup> Ave NE is no longer going to extend to the north, access will need to be granted to the parcel to the east of the proposed project.*
6. **Drainage:** All projects in the city of Marysville must comply with requirements stipulated under the MMC 14.15.040 and 14.15.050.
  - a. Stormwater drainage: The city has adopted the 2019 Ecology Manual. Projects above the 2,000 square feet threshold must comply with requirements stipulated in Volume I, Chapter 2 of the Stormwater Management Manual for Western Washington.
  - b. A geotechnical report has been provided.
  - c. The maximum allowed impervious surface coverage for the Zoning designation is 85%.
  - d. **Projects that are not submitted prior to 7/1/22 will be required to be compliant with the 2019 Ecology manual.**

Standard Comments:

7. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.
8. Trench restoration is to be completed in accordance with section 3-703 of the EDDS. A full lane or full street overlay may be required.
9. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.
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. The applicant is responsible for identifying any existing well or septic systems on site or on adjacent properties. If there are any existing septic systems on site they need to be decommissioned based on the Snohomish Health District standards. If there are any wells on site they need to be decommissioned based on Department of Ecology standards.

12. Engineering construction plan review fees will be due prior to release of approved civil construction plans.

Engineering construction plan review per MMC 22G.030.020:

Residential = \$250.00 per lot or unit (for duplex or condominium projects),

\$2000.00 minimum for first two reviews, \$120.00/hour for each subsequent review.

Multiple residential/commercial/industrial = \$250.00 base fee + \$135.00 per hour.

13. Engineering construction inspection fees will be due prior to project final or building final whichever comes first.

Engineering construction inspection fees per MMC 22G.030.020:

Residential = \$250.00 per lot/unit (for duplex or condominium projects),

\$2000.00 minimum

Multiple residential/commercial/industrial = \$250.00 base fee + \$135.00 per hour.

Bond administration fee = \$20.00/lot or unit, with a minimum amount being \$250.00

14. **All civil construction plan submittals are to be routed directly to Kacey Simon, 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 week

iv. Subsequent reviews will be 3 weeks.

15. 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 ksimon@marysvillewa.gov or at (360) 363-8280.

cc: Ken McIntyre, PE, Assistant City Engineer



**MARYSVILLE**  
PUBLIC WORKS

## MEMORANDUM

TO: Emily Morgan – Senior Planner

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

DATE: September 9, 2022

SUBJECT: PA 22-035 – Subaru Auto Dealership

I have reviewed the Site Plan for the proposed Subaru Auto Dealership upon the east side of Smokey Point Blvd. near the 16100 block 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. This would include, for City approval, development of trip generation/distribution followed after City review/approval by identification of impacts and, where required, mitigation approaches. TIA should follow City guidelines to be provided.
  - a. Per comments dated 8/18/22, a revised TIA is required.
  - b. Per comments regarding TIA and Building size, the TIA must account for full size of building.
- 3) Frontage improvements shall be required upon Smokey Point Blvd.
  - a. Sidewalks shall be extended for the full length of frontage.
  - b. All existing curb access points which will not be utilized shall be removed and replaced with curb, gutter, landscape strip and sidewalk.
  - c. Decorative City owned street lighting shall be required upon frontage.
  - d. Undergrounding of overhead utilities shall be required upon frontage.
- 4) Per EDDS 3-301, access management standards apply.
  - a. Access point(s) onto Smokey Point Blvd., 160<sup>th</sup> ST NE and 39<sup>th</sup> Ave NE must meet access management separation guidelines including alignment with or separation from existing or approved driveways/roads on opposite sides of roadways from development.
  - b. Access points must meet spacing requirements assuming that a traffic signal will be located at intersection of Smokey Point Blvd. & 160<sup>th</sup> ST NE.
  - c. Site Plan must identify all adjacent existing access points on both sides of roadway(s).
    - i. Car Dealership access on west side of Smokey Point Blvd. at 160<sup>th</sup> ST NE must be shown on plans in order to verify east/west roadway alignment critical to future signal operations.
- 5) Per Comprehensive and Smokey Point Master Plan, design/construction of:
  - a. Given wetlands and development access to the north, 39<sup>th</sup> Ave NE extension north of 160<sup>th</sup> ST NE may not be required, however site plan

(360) 363-8100

Public Works  
80 Columbia Avenue  
Marysville, WA 98270

- should show proposal for access to future developed lots on east side of proposed development parcel.
- 6) Per EDDS 3-506, street lighting shall be required on all public streets.
    - a. 39<sup>th</sup> Ave NE street lighting layout shall be designed as a Collector Arterial.
      - i. Designed LED street lighting should be PUD owned/maintained fiberglass pole type with City responsible for utility bills.
      - ii. Street lights provided shall be 200 watt equivalent LED street lights.
      - iii. Spacing of fixtures should be approximately 150'-200'.
      - iv. As part of civil construction approval proposed PUD street lighting locations shall be submitted to the City for review/approval.
      - v. Contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or [wehaugen@snopud.com](mailto:wehaugen@snopud.com) for more information regarding PUD design.
    - b. Smokey Point Blvd. street lighting shall be City standard decorative style street lighting to match standards found on Smokey Point Blvd to the south.
      - i. Specifications shall be requested from City Traffic Engineer by design engineer.
      - ii. EDDS Standard Plan 3-506-002
  - 7) Pavement marking and signing plan shall be required as part of Civil Construction Plans.





# Marysville Fire District

**YOUR RISK PREVENTION TEAM**  
1094 Cedar Avenue, Marysville WA 98270

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

To: Emily Morgan, Senior Planner  
From: Don McGhee, Assistant Fire Marshal  
Date: September 7, 2022  
Subject: PA22-035 Kendall Subaru 16XXX Smokey Point Blvd.

I have completed a preliminary review of the utility plan for this project. My comments, recommendations, and any additional requirements are indicated below:

1. I recommend this plan be approved with the addition of two hydrants.
2. Access for fire apparatus appears adequate. Access shown circulates around the building.
3. All security gates must be provided with an approved method for emergency access. A variety of Knox brand products are available for this.
4. Proposed fire hydrant coverage appears inadequate. The utility plan shows an 8" looped water main, with four new hydrants to be installed, minimum two more hydrants need to be added off of the loop, one near the northeast corner of the loop and one near the northwest corner of the loop.
5. The proposed location of the fire department connection (FDC) for the fire sprinkler system is approved. The utility plan shows the FDC located near the southwest hydrant.
6. Underground fire mains shall be tested and flushed prior to connection to aboveground sprinkler system piping. Installer shall be WA State "U" licensed, and provide contractor certification of the installation materials and tests upon completion. An approved plan of the underground sprinkler system piping shall be available on the job site.
7. Contact MFD at (360) 363-8525 to schedule fire inspections and testing. Allow a minimum of two business days lead time for scheduling. Inspections are required for hydrostatic pressure testing of fire mains, and fire flow flushing of the piping. System shall be pretested and in good working order prior to scheduling testing.
8. All work to meet or exceed City of Marysville adopted fire code, city design standards, and applicable NFPA standards.

***We Care About You!***



**MARYSVILLE**  
PUBLIC WORKS

## MEMORANDUM

TO: Emily Morgan, Senior Planner

FROM: Brooke Ensor, NPDES Coordinator

DATE: 9/8/2022

SUBJECT: PA 22-035 Kendall Subaru Auto Dealership

1. This site has allocated space in the regional pond for 15.7 acres of flow control and treatment. The initial 10% deposit was paid March 17, 2021 under PREA20-043. The final payment in the amount of \$817,568.20 is due prior to the first building permit issuance. This was recorded on PREA20-043. See attached receipt.
2. This site must address Minimum Requirement 3 Source Control in the drainage report. Refer to Volume IV of the SWMMWW to find applicable/required BMPs. Where will vehicles be washed? A vehicle wash area should be installed undercover and drain to sewer. Please see MMC 14.20 Wastewater Pretreatment for requirements.
3. The property owner is responsible for the maintenance of all stormwater infrastructure onsite. Please add an Operation and Maintenance section to the drainage report. It should reference the SWMMWW for inspection timeframes and maintenance thresholds (catch basins).
4. The City has adopted the 2019 Stormwater Management Manual for Western Washington. This project received a complete application determination on August 18, 2022 and is subject to the 2019 SWMMWW.

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

cc: Matt Eyer, Storm/Sewer Supervisor

(360) 363-8100

Public Works  
80 Columbia Avenue  
Marysville, WA 98270



PO Box 1478  
Everett, WA 98206

INSIGHT ENGINEERING CO.

PH: 425-303-9363

Info@InsightEngineering.net

# Letter of Transmittal

Received

MAR 17 2021

Date: March 16, 2021

City of Marysville  
Community Development

Re: Kendall Auto Group

TO: City of Marysville

Attention: \_\_\_\_\_

### We are sending you:

Drawings  Letter  Prints  Change Order  Reports  Other

Copies	Date	Page: of	Description
1			Application for Connection to Regional Stormwater Pond #2
1			Vicinity Map

### THESE ARE TRANSMITTED AS CHECK BELOW:

For Your Use  As Requested  For Review  For Approval

Returned For Corrections  Submit  Copies For Distribution

Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed: BRK Delivered By: BRK

PREA20-043

Wednesday, March 17, 2021  
Cashier KN  
Total: **\$90,842.00**

# Receipt R21227

City of Marysville

Paid with CHECK #1255  
10% DEPOSIT  
Paid by KENDALL DEV  
GROUP

PREA20-043	\$90,842.00
16XXX Smokey Point Blvd	Kendall Auto /Ford Service Facility
SURFACE WATER	\$90,842.00

1255

## KENDALL DEVELOPMENT GROUP

Kendall Projects  
8854 W Emerald St., Suite 260  
Boise, ID 83704



1-866-4UMPQUA  
(1-866-486-7782)  
www.umpquabank.com  
96-505/1232

3/15/2021

Security features. Details on back.



PAY TO THE ORDER OF City of Marysville

\$ \*\*90,842.00

Ninety Thousand Eight Hundred Forty-Two and 00/100\*\*\*\*\*

DOLLARS

City of Marysville  
Public Works  
80 Columbia Ave.  
Marysville, WA 98270



*[Signature]*  
AUTHORIZED SIGNATURE

MEMO Kendall Auto Group

⑈00 1255⑈ ⑆123205054⑆ 4867764716⑈

Received

MAR 17 2021



City of Marysville  
Community Development

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

**APPLICATION FOR CONNECTION TO  
REGIONAL STORM WATER POND #2**

DATE: 03/15/2021	PROPOSED DEVELOPED ACRES: 15.7
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	<u>Applicant</u>	<u>Contact Person</u> (if different than owner or applicant)
Name:	VP-MS, LLC	Brian Kalab / Insight Engineering Co.
Mailing Address:	3449 E Copper Point Dr	PO Box 1478
City, State, Zip:	Meridian, Idaho 83642	Everett, WA 98206
Phone/business:		(425) 303-9363
Phone:		

Address and general location of property (including nearest intersection): xx Smokey Point Blvd.

The nearest intersection is Smokey Point Blvd & 160th St NE.

List all assessor's parcel numbers involved (all 14 digits) :

31052800301200, 31052800300300 & 3105280030600

Present use of property: Vacant

Present zoning: GC

Please explain your request or proposed use: To be developed as a service repair facility  
and vehicle sales facility.

Please see the below general fee schedule for your reference.

**Regional Pond 2 Fee Schedule**

Total fee amount = (Total acres intended for development) x (\$57,860.52)		
Fee Breakdown	Fee amount	Due date
Initial Deposit-non refundable	10% of total acreage cost	At application submittal
Final payment	90% of total acreage cost	Prior to issuance of building permit (within 3 years of application submittal)

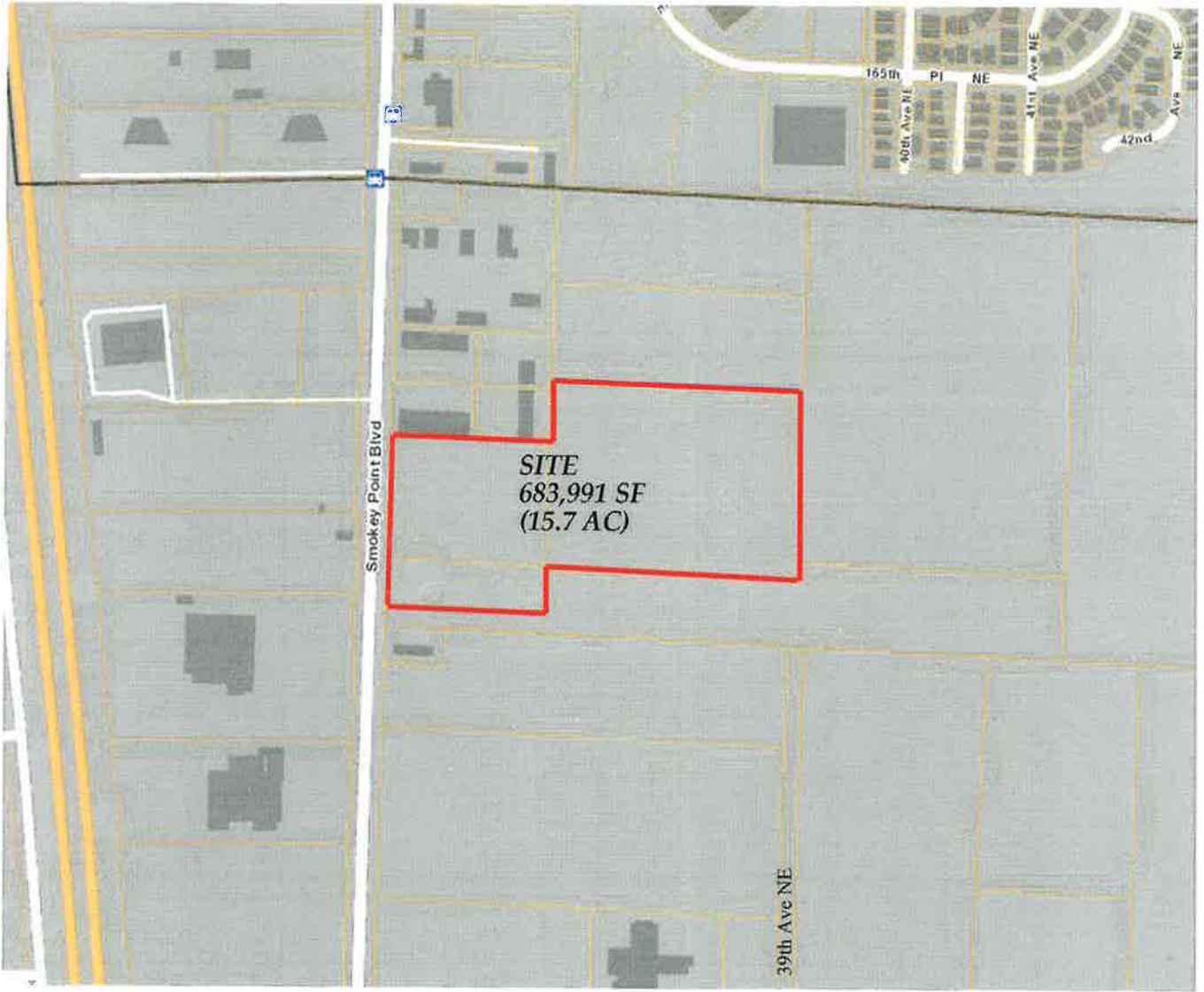
PREA 20-045

Received

MAR 17 2021

City of Marysville  
Community Development

VICINITY MAP



Taken from PDS Map Portal



INSIGHT ENGINEERING CO.

P.O. Box 1478, Everett, WA 98206  
425-303-9363  
Info@insightengineering.net

Vicinity Map

Kendall Auto Group  
Arlington, Washington  
Tax Parcel No's: 31052800301200,  
31052800300300 & 3105280030600

SCALE: NTS	DATE: 3/15/21	JOB #: 20-1092
BY: NEH	FILE NAME: 20-1092/doc/vicinity map	

PREA 20-043



**MARYSVILLE**  
**PUBLIC WORKS**

## MEMORANDUM

TO: Emily Morgan, Senior Planner

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

DATE: September 8<sup>th</sup>, 2022

SUBJECT: Kendall Subaru Auto Dealership, PA22-035

Public Works Operations has reviewed the Kendall Subaru Auto Dealership submittal and has the following comments:

1. All new water main is called out as C900. All new water main shall be Ductile Iron;
2. Live taps are preferred for water main connections on Smokey Point Blvd;
3. Mainline valves are shown on water main but not called out;
4. Move both mainline valves from STA 31+51.04 to STA 44+67.84 on either side of hydrant lead;
5. 8" ductile iron cap on east dead end water main will require a 2" blow off assembly;
6. Hydrant assembly will need to be installed on east side of building. Currently there is 618 LF of water main without a hydrant, Design and Construction Standards require a hydrant assembly at 300' minimum intervals in commercial applications;
7. Move both mainline valves from STA 47+53.48 and install on either side of hydrant assembly listed in item #5;
8. 160<sup>th</sup> St NE Extension will require a hydrant assembly in accordance with 2-060 part D;
9. Gate valve is required in fire line;
10. Hydrant assemblies call out 4" Stortz adapters need to be 5".

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

(360) 363-8100

Public Works  
80 Columbia Avenue  
Marysville, WA 98270







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

## MEMORANDUM

Date: **September 12, 2022**

**PA22-035**

To: **Emily Morgan, Senior Planner**

From: **Michael Snook, Building Official**

Re: **Project Name:** Kendall Subaru Dealership  
**Applicant:** Kendall Development Corp.

**Proposal:** The applicant is seeking approval of a Commercial Site Plan Review with State Environmental Policy Act (SEPA). Review for the construction of a 69,258 SF auto dealership. The project proposes the new dealership building to include a main show room, staff offices, along with retail and counters. An interior mezzanine is also proposed to allow a conference and break rooms. The site would be primarily paved to allow for the parking associated with on-site vehicle sales.

**Address:** 16xxx Smokey point Blvd.

**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 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 Licensed 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 will 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 4-6 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](mailto:msnook@marysvillewa.gov) during office hours 7:30 am – 4:00 pm, Monday through Friday.



**MARYSVILLE**  
PUBLIC WORKS

**MEMORANDUM**

TO: Mike Snook, Building Official  
FROM: Jeff Cobb, WWTP Operations Lead  
DATE: September 6, 2022  
SUBJECT: Kendall Subaru Auto Dealership, PA22-035

Address - Project Location: 16xxx Smokey Point Blvd

In response to the request for review of the above-mentioned project, please note the following:

- For all car washes, the City of Marysville **MMC 14.20.150(4)(b)** requires a coalescing plate oil/water separator to be installed such that excessive amounts of oil, sand and inert solids are effectively prevented from entering the City of Marysville sewer system.
- All proposed floor drains in areas that have the potential for oil and grease spills will be required to be connected to a coalescing plate oil/water separator. Any floor drain connected to the coalescing plate oil/water separator must be under a covered structure.
- Coalescing plate oil/water separators must meet the City of Marysville's engineering design standards.
- All wastewater plumbing is subject to **MMC 14.20 PRETREATMENT REQUIREMENTS**

Jeff Cobb, WWTP Operations Lead  
360-363-8126 Office  
425-754-6919 Cell  
[jcobb@marysvillewa.gov](mailto:jcobb@marysvillewa.gov)

(360) 363-8100

Public Works  
80 Columbia Avenue  
Marysville, WA 98270



## Memorandum

To: Emily Morgan  
From: Billy Gilbert, Water Quality Lead  
Subject: PA 22-035 Kendall Subaru Auto Dealership  
Date: 09/07/2022

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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.
- 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 a in-ground meter type box or vault.
- 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 Billy Gilbert 360-363-8143 [crossconnection@marysvillewa.gov](mailto:crossconnection@marysvillewa.gov)

September 2, 2022

Emily Morgan  
 City of Marysville  
 80 Columbia Avenue  
 Marysville, WA 98270

Dear Ms. Morgan:

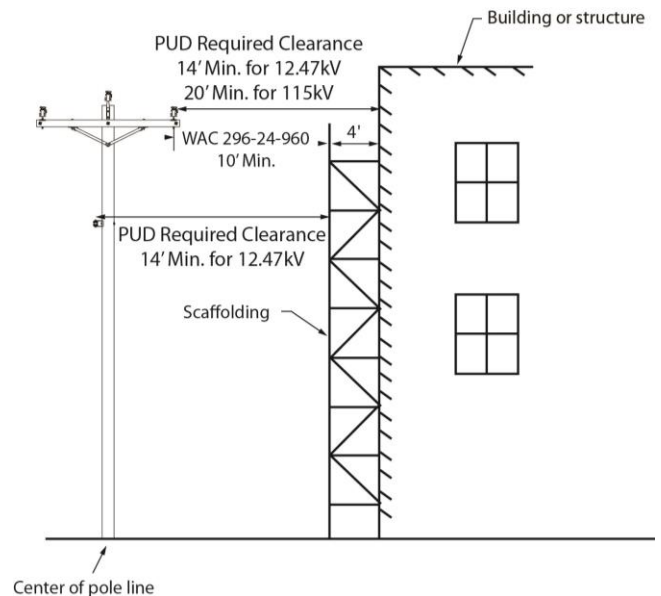
Reference Number: PA22 035 Kendall Subaru Auto Dealership

District DR Number: 22-10-548

The District presently has enough electric system capacity to serve the proposed development. However, the existing District facilities in the local area may require upgrading. Cost of any work, new or upgrade, to existing facilities that is required to connect this proposed development to the District electric system shall be in accordance with the applicable District policy. The developer will be required to supply the District with suitable locations/easements upon its property for any electrical facilities that must be installed to serve the proposed development. It is unlikely that easements will be granted on District-owned property, or consents granted within District transmission line corridors.

Please be advised that per WAC 296-24-960 the minimum worker safety clearance from any District distribution conductor is 10 feet. **Therefore, the District requires a minimum 14-foot clearance from any structure to accommodate workers, scaffolding and ladders. Minimum worker safety clearance from 115kV transmission wires is 20 feet.**

Any relocation, removal or undergrounding of District facilities to accommodate this project and the worker safety clearances shall be at the expense of the project developer and must be coordinated with the PUD in advance of final design. Please include any project related utility work in all applicable permits.



Please be aware that if your project is being reviewed by Snohomish County and there are critical areas or buffers within your project as defined by Snohomish County in SCC 30.62A.300, you may be required to do a critical area study. Any utility work that will increase the utility footprint, such as installation, extension or construction is subject to these standards and requirements. New utility construction and installation is only allowed within critical areas or buffers when no alternative location exists and when you mitigate any impacts to the area. Snohomish County can provide the critical area study and has listed its fee structure under SCC 30.86.525. Snohomish PUD requires that, prior to applying for electrical service from the PUD, you address any critical area considerations and obtain the appropriate approvals to proceed with your project.

The project site is listed as Snohomish County Inventoried Wetland. There are several critical area permit matters that will need to be addressed for utilities to be installed. Please include any required utility work in the scope of all applicable land use/development permits, including for any planned over- or under- stream and wetland utility crossings and for the storm water permit.

Please contact the District prior to design of the proposed project. For information about specific electric service requirements, please call the District's Everett office at 360-435-7504 to contact a Customer Engineer.

Sincerely,

*Mary Wicklund* for

Mark Flury, Senior Manager  
Transmission & Distribution System  
Operations & Engineering

Cc: Todd McFarlane – toddmcfarlane@kendallauto.com