



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

January 5, 2023

Adam Clark
2812 Architecture
2812 Colby Ave
Everett, WA 98201

Re: Kendall Subaru – PA22-035 – Technical Review 2
16xxx Smokey Point Blvd – APN(s): 31052800300600 / 31052800300300 / 31052800301200

Dear Adam,

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

LANDSCAPING PLAN

1. At this time, the provided preliminary landscaping plan is sufficient for proceeding with site plan approval. The final landscape plan will be reviewed and approved by planning staff at time of formal civil construction plan review.

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

Respectfully,

Emily Morgan
Senior Planner

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

From: [Don McGhee](#)
To: [Emily Morgan](#)
Subject: [External!] RE: Request for Review #2 - Kendall Subaru Dealership - PA22-035
Date: Thursday, December 22, 2022 8:35:39 AM



Hi Emily

On the previous review I had requested an additional two hydrants be added to the loop around the building. The hydrants have been added to the latest civil plan, I have no additional comments, thank you.

Don McGhee
Assistant Fire Marshal



360-363-8522
dmcghee@mfd-rfa.org

**Please note my new email address; dmcghee@MFD-RFA.org .
My previous email address will only forward for a short time,
please change your contact information accordingly. Thank you.**

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-----Original Appointment-----

From: Emily Morgan <emorgan@marysvillewa.gov>

Sent: Monday, December 19, 2022 1:04 PM

To: Emily Morgan; Chris Holland; Haylie Miller; Kacey Simon; Jesse Hannahs; Ken McIntyre; Brian Merkley; Don McGhee; Susan Carver; Tom Maloney; Brooke Ensor; Matthew Eyer; Ryan Carney; Adam Benton; Kim Bryant; Ryan Keefe; Tim King; Jeff Cobb; Billy Gilbert

Subject: Request for Review #2 - Kendall Subaru Dealership - PA22-035

When: Wednesday, January 4, 2023 12:00 AM to Thursday, January 5, 2023 12:00 AM (UTC-08:00) Pacific Time (US & Canada).

Where:



THIS IS A REQUEST FOR REVIEW (RFR) WITH COMMENTS REQUESTED TO BE RETURNED BY JANUARY 4 TH , 2022	
File Number:	PA22-035
Project Title:	Kendall Subaru Dealership
Project Description:	Commercial Site Plan Review with State Environmental Policy Act (SEPA) Review for the construction of a 69,258 sq. ft. auto dealership.
Applicant:	Todd McFarlane, Kendall Development Corp.
Project Location:	16xxx Smokey Point Blvd
APNs:	31052800300600 / 31052800300300 / 31052800301200
Revised Materials - Exhibits 28 - 35	http://docs.marysvillewa.gov/htcomnet/public/?folder=67fc0db9
Please return comments via e-mail to emorgan@marysvillewa.gov on or before JANUARY 4TH, 2022 .	

If you have any questions regarding the application, please let me know.

From: [Kacey Simon](#)
To: [Emily Morgan](#)
Subject: RE: Request for Review #2 - Kendall Subaru Dealership - PA22-035
Date: Tuesday, January 3, 2023 10:53:28 AM

Emily,

I don't have any comments at this time.

Thanks,

Kacey Simon

**We have moved to the new Marysville Civic Campus.
Please note our new address below**

Kacey Simon
Civil Plan Reviewer
City of Marysville
501 Delta Ave
Marysville, WA 98270
360.363.8280 Office

-----Original Appointment-----

From: Emily Morgan <emorgan@marysvillewa.gov>

Sent: Monday, December 19, 2022 1:03 PM

To: Emily Morgan; Chris Holland; Haylie Miller; Kacey Simon; Jesse Hannahs; Ken McIntyre; Brian Merkley; Don McGhee; Susie Carver; Tom Maloney (TMaloney@mfdrafa.org); Brooke Ensor; Matthew Eyer; Ryan Carney; Adam Benton; Kim Bryant; Ryan Keefe; Tim King; Jeff Cobb; Billy Gilbert

Subject: Request for Review #2 - Kendall Subaru Dealership - PA22-035

When: Wednesday, January 4, 2023 12:00 AM to Thursday, January 5, 2023 12:00 AM (UTC-08:00) Pacific Time (US & Canada).

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If you have any questions regarding the application, please let me know.

Thank you,

Emily Morgan - Senior Planner
City of Marysville
Community Development Department
501 Delta Ave
Marysville, WA 98270
360.363.8216 Direct



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Emily Morgan, Senior Planner

FROM: Brooke Ensor, NPDES Coordinator

DATE: 1/3/2023

SUBJECT: PA 22-035 Kendall Subaru Auto Dealership

1. This site must address Minimum Requirement 3 Source Control in the drainage report. Please review Volume IV of the SWMMWW to find applicable/required BMPs. Include a section in the drainage report addressing Source Control.
2. The Operation and Maintenance section of the drainage report needs to state that the property owner is responsible for the maintenance of all stormwater infrastructure onsite.

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



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: January 4th, 2023

SUBJECT: Kendall Subaru Dealership, PA22-035

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

1. Water main on 160th St NE Extension will require a 2" blow off assembly at the end of the water main (STA 90+50.91);
2. 160th St Extension will require another hydrant assembly in accordance with Design and Construction standards 2-060 part D #3;
3. Water meter details not shown.

If the applicant has any questions about these comments, I can be contacted at (360) 363-8163 or kbryant@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

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



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Emily Morgan – Senior Planner

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

DATE: January 12, 2023

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. Undergrounding of overhead utilities shall be required upon frontage.
- 4) ADA Curb Ramps:
 - a. Per EDDS Standards, separation of ADA curb ramps is required at arterial intersections.
 - i. Separate curb ramps on Northeast corner of Smokey Point Blvd. & 160th ST NE intersection.
 - b. Per state law, pedestrian crossings are found across all legs of public intersections whether marked or unmarked and per ADA Guidelines, ADA curb ramps are required at all marked or unmarked crosswalks.
 - i. Install ADA curb ramps on NW corner to cross unmarked crosswalk across north leg of Smokey Point Blvd. & 160th ST NE intersection.
 - c. Crosswalks shall not be marked at this time and will be marked in the future with signal construction.
- 5) Per EDDS 3-301, access management standards apply.
 - a. Access point(s) onto Smokey Point Blvd., 160th ST NE and 39th 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.
 - i. Access points as proposed are acceptable.
- 6) Per Comprehensive and Smokey Point Master Plan, design/construction of:

(360) 363-8100

Public Works
80 Columbia Avenue
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- a. Given wetlands and development access to the north, 39th Ave NE extension north of 160th ST NE may not be required, however site plan should show proposal for access to future developed lots on east side of proposed development parcel.
- 7) Per EDDS 3-506, street lighting shall be required on all public streets.
 - a. Street Lighting Plans and Photometrics shall be completely separated from Private Parking Lot lighting Plans.
 - i. Significant difference in Standards provides for confusion of inspectors and contractors when plans are together.
 - ii. Spillover of parking lot lighting shall be excluded from Street Lighting photometrics thus requiring separation of plans.
 - b. 39th Ave NE street lighting layout shall be designed as a Collector Arterial.
 - i. Locations of proposed PUD street lighting are acceptable.
 - 1. Identify that PUD Street lights provided shall be 200 watt equivalent LED street lights.
 - ii. Contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or wehaugen@snopud.com for more information regarding PUD design.
 - c. 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
 - iii. Plans shall include full detail of all street lighting components including wire, conduit, junction boxes, foundations, street light poles and fixtures, Service Cabinet, etc. per typical Public Agency street lighting plan set.
 - 1. Example plan set can be provided to street light design engineer upon request by emailing myself at, jhanna@marysvillewa.gov
- 8) Pavement marking and signing plan shall be required as part of Civil Construction Plans.
 - a. Channelization:
 - i. Existing channelization through proposed intersection of Smokey Point Blvd. & 160th ST NE public intersection shall be removed.
 - ii. Channelization Plan for 160th ST NE is acceptable.
 - iii. Any channelization damaged as part of construction upon Smokey Point Blvd. shall be replaced.
 - b. Signing:
 - i. Signing plan for 160th ST NE is acceptable.
 - ii. Any signs affected by development construction shall be identified for relocation and upgrade to current standards upon plans.