



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

September 23, 2022

Merle Ash
Land Technologies, Inc.
18820 3rd Avenue NE
Arlington, WA 98223

Re: Ideal BSP Early Grading – *Tech Review 1*
PA22039 & CAR22004

Dear Merle,

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

CRITICAL AREAS REVIEW

1. The Community Development Department concurs that there are no regulated critical areas located on-site. However, the existing ditches located along the east property boundary and between APN's 31053300201500, 31053300202500, 31053300300600 & 31053300302500 are hydrologically connected to a fish bearing stream and are considered "Waters of the US." In order to fill these ditches the applicant will be required to obtain a permit from the US Army Corps of Engineers.

GRADING PLANS

2. Provide File Number PA22039 on all future plan submittals.
3. The Geotechnical Report submitted from Riley Group was a contract and not a Geotechnical analysis. A Geotechnical Report will be required to be submitted and reviewed, prior to issuing a SEPA Threshold Determination.
4. Amend the grading plans, as follows:
 - a. Depict all encumbrances from the Title Report, prepared by Chicago Title Insurance Co., dated August 11, 2022. If the encumbrance are unable to be depicted then they will need to be referenced.
 - b. Remove the proposed "construction entrance" from 150th Place NE and move to Smokey Point Boulevard.
 - c. There are some trees located near the eastern edge of the site that are proposed to be retained, however, grading appears to be occurring in that area. Please review and amend as necessary.
 - d. As noted above the ditch located between APN's 31053300201500, 31053300202500, 31053300300600 & 31053300302500 are hydrologically connected to a fish bearing stream and are considered "Water of the US." The applicant will be required to obtain a permit from the Corps or the grading plans shall be amended so that no grading activity occurs within he ditch.

5. The following are DRAFT SEPA Conditions:
- a. If at any time during construction archaeological resources are observed in the project area, work should be temporarily suspended at that location and a professional archaeologist should document and assess the discovery. The Department of Archaeology and Historic Preservation (DAHP) and all concerned tribes should be contacted for any issues involving Native American sites. If project activities expose human remains, either in the form of burials or isolated bones or teeth, or other mortuary items, work in that area should be stopped immediately. Local law enforcement, DAHP, and affected tribes should be immediately contacted. No additional excavation should be undertaken until a process has been agreed upon by these parties, and no exposed human remains should be left unattended.
 - b. Prior to commencement of grading activity the applicant shall provide certification that the fill material is clean and suitable for site development.
 - c. Prior to commencement of grading activity the applicant shall enter into a truck haul agreement with the City of Marysville Public Works Department.
 - d. The applicant shall strictly adhere to the recommendations outlined in the Geotechnical Report prepared by _____?.
 - e. Pursuant to MMC 22D.050.030(4)(b) grading shall be developed to promote continuity and to minimize abrupt grade changes between sites. Grading between Haydev LLC (APNs 31053300302200 & 3105330302500), LLC Everett 1 (APN 31053300201600), Delgado (APN 0062340001000) and Skidmore (APN 00623400001100) properties shall be coordinated to ensure a level and seamless grade between all properties.

Enclosed are copies of comments received from other City departments, and reviewing agencies. After you have had an opportunity to review, please let me know what technical review comments you need clarification on. Once received I can set up a Zoom meeting with all of the applicable city and agency representatives. If you have any questions; please contact me at 360.363.8207, or by e-mail at cholland@marysvillewa.gov.

Sincerely,

Chris Holland

Chris Holland
Planning Manager

e-copy: Haylie Miller, CD Director



MARYSVILLE
WASHINGTON

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

MEMORANDUM

To: Chris Holland, Planning Manager

From: Kacey Simon, Civil Plan Reviewer

RE: Ideal BSP – SEPA/ Early Grading, File#PA22-039
Requesting SEPA for early grading
14925 Smokey Point Boulevard & Parcel #'s 31053300201500, 31053300202200,
31053300202300, 31053300202400, 31053300202500, 31053300300600

Date: 9/20/2022

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

1. **General:**
 - a. A haul route agreement will be required for SEPA.
 - b. All other comments will be addressed with my Civil Review.
2. **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. **Projects that are not submitted prior to 7/1/22 will be required to be compliant with the 2019 Ecology manual.**

Standard Comments:

3. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.
4. 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.
5. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.

6. 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.
7. 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.
8. 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.
9. 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
10. **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.
11. 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: Chris Holland, Planning Manager
FROM: Brooke Ensor, NPDES Coordinator
DATE: 9/19/2022
SUBJECT: PA22-039 Ideal BSP – Early Grading

1. The City has adopted the 2019 Stormwater Management Manual for Western Washington. This project received a complete application determination on September 2, 2022, so the new addition is required.
2. Other long-term grading projects in the City have caused excessive sedimentation on the roads and in the City storm water system. Sweepers have not provided adequate sediment control for the volume of track out associated with this type of project. The SWPPP should include a wheel wash.

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
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	PA22039			Date Sent	09.02.22		Please Return by	09.23.22		
Project Title	Ideal BSP – Early Grading			Related File Number(s)	CAR22004					
Project Description	The applicant is requesting State Environmental Policy Act Review (SEPA) for early grading activities for site preparation for future development, to include import of approximately 98,286 cubic yards of fill to raise the site grade.									
BACKGROUND SUMMARY										
Applicant	Ideal Property Investments									
Location	14805, 14821, 14919 & 14925 Smokey Point Boulevard			APNs	31053300201500, 31053300202200, 31053300202300, 31053300202400, 31053300202500, 31053300300600.					
Acreege (SF)	10.16 acres (442,418 SF)			Section	33	Township	31N	Range	05E	
Comprehensive Plan	Light Industrial	Zoning	LI	Shoreline Environment			N/A			
REVIEWING AGENCIES										
Marysville	Local Agencies & Districts		State & Federal		County		Other			
<input type="checkbox"/> Building <input type="checkbox"/> Fire District <input checked="" type="checkbox"/> LD (K. McIntyre) <input checked="" type="checkbox"/> LD (Kacey Simon) <input checked="" type="checkbox"/> LD (S. Whitney) <input type="checkbox"/> LD (Brad Zahnow) <input type="checkbox"/> Parks <input type="checkbox"/> Police <input checked="" type="checkbox"/> PW – Operations <input checked="" type="checkbox"/> PW – Water Res. <input type="checkbox"/> PW – Sanitation <input type="checkbox"/> PW – Engineering <input type="checkbox"/> PW – Traffic Eng.	<input type="checkbox"/> Arlington (city) <input type="checkbox"/> Arlington Airport <input type="checkbox"/> Comcast <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input type="checkbox"/> Lake Stevens (city) <input type="checkbox"/> Lake Stevens SD 4 <input type="checkbox"/> Lakewood SD 306 <input type="checkbox"/> Marysville SD 25 <input type="checkbox"/> PUD No. 1 (electric) <input type="checkbox"/> Ziplly		<input type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input type="checkbox"/> DAHP <input type="checkbox"/> DNR <input type="checkbox"/> DOE (Bellevue) <input type="checkbox"/> DOE (Floodplain) <input type="checkbox"/> DOE (Olympia) <input type="checkbox"/> DOE (Register) <input type="checkbox"/> DOE (Shorelands) <input type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> WUTC		<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works		<input type="checkbox"/> 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: 9/13/22
 ATTACHED Title: Ecologist Agency: Tulalip Tribes