



Date: February 13, 2023

To:
 City of Marysville
 Development Services
 80 Columbia Avenue
 Marysville, WA 98270

Response to Comments

Project Name: Sather-Vaness Sewer Main
 Project File Number: PA22-048
 Review Completion: January 24, 2023 and January 18, 2023

CITY COMMENTS	LAND TECH RESPONSE
Development Services: Reviewer: Amy Hess, Senior Planner	
The Planning Division has reviewed the above-referenced submittal for compliance with MMC Chapter 22C, <i>Land Use Standards</i> , and offers the following comments which need to be addressed prior to civil construction plan approval :	
1. A State Environmental Policy Act determination has not yet been issued. These decisions must be issued prior to civil construction plan approval being granted. Please note that since this review is occurring prior to a SWPA determination being issued, additional comments may be provided on future civil plan reviews. From January 18 th Letter:	We do need the SEPA determination before we can apply for the HPA. Correspondence with Morgan Krueger at WDFW is attached and provided with resubmittal.
1. Prior to a SEPA Determination being issued, comments from Morgan Krueger of WDFW shall be	We have talked to Morgan at WDFW and she is ok and will assess any issues she has to the HPA. Email to Morgan has been forwarded.

CITY COMMENTS	LAND TECH RESPONSE
addressed.	
<p>2. Please identify/depict all critical areas and associated buffers on the plans.</p>	<p>We have shown all verified wetlands on the plans that might affect the Construction.</p> <p>One, this work starts in an improved ROW into an existing Manhole.</p> <p>It crosses a ditch onto the Mobile Home Park and the sewer main will be constructed in a cleared and maintained area next to an existing access road.</p> <p>It then crosses onto Sather Farm where there is an active grading permit and where 5' of fill have been placed.</p> <p>The only known wetland is in the SW corner of Sather Farm outside the area of the new sewer main.</p> <p>The ditch south of the trailer park has a fish screen at the west end where it converges from the segment of the ditch coming from 172nd. WDFW has declared this not be a "fish" stream years ago. The Army Corp has said it is jurisdictional although it is an MS4 but it does drain from a wetland behind Costco.</p> <p>There are no wetlands in the sewer route or buffers from wetlands onsite. There may be offsite wetlands that the biologist would not have access to.</p>
<p>3. An easement for installation/placement of the sewer shall be provided for all affected parcels.</p> <p>From January 18th Letter:</p> <p>1. Prior to a SEPA Determination being issued, easements allowing construction and placement of the sewer main on all affected parcels shall be submitted.</p>	<p>Easements will be provided after plan and HPA approval but before permit issuance.</p> <p>Per discussions, easements will be provided before permit issuance as SEPA Determination needed before we can apply for HPA</p>
<p>4. Prior to civil construction approval, applicant shall provide letters of decommission of any septic systems or water wells impacted by the project.</p>	<p>We are not aware of any existing wells or septic systems that will be impacted by this project. The only ones that may have been impacted were on the old Sather farm house in the NE Corner of Sather Farm PRD. Those were decommissioned with the Grading Permit for Sather Farm. The Mobile Home Park is on City Water and City Sewer.</p>

CITY COMMENTS	LAND TECH RESPONSE
Civil Plan Review: Reviewer: Shane Whitney, Civil Plan Review	
PLANSET COMMENTS	
Sheet S1	
As the main is being placed within areas that are not currently City right-of-way, we will require that easements be provided and recorded prior to completion of the project.	Easements will be provided after plan and HPA approval but before permit issuance.
Please add all applicable sewer detail drawings in the next submittal.	Sewer details have been added on S7 City of Marysville Sewer Details.
Sheet S3	
Please show silt fence in the areas where silt can either get into the ditch or back towards the mobile home park.	A silt fence has been added on C3 TESC plan.
Sheet S4	
Section 5-120 of EDDS calls out that 15 to 18 inch pipe must be placed in a 72 inch manhole. Please revise	All Manholes have been updated to 72".
Please make note that the manholes in this section will be Type 3 units.	Type 3 designation is added to Manhole 801, 802 and 803.
Where we will have less than 5 feet of cover on the sewer main, the pipe will need to be C-900.	All pipe will maintain at least 5-ft of cover.
With having this structure above the planned sewer main, we'll need to have the main sleeved in this location out past the zone of influence.	Sleeve is provided to exceed 10-ft on either side of the sewer crossing. At a depth of 5-ft this would be a 2:1 zone of influence where normally only a 1:1 is required.
Sheet S6	
I'm aware that the Marysville 172 project will likely be tying into this line. If this is the case please show the plausible connection point.	Possible future connection has been added on S6 and labeled with IE connection.

From: [Merle Ash](#)
To: Morgan.Krueger@dfw.wa.gov
Cc: "[Amy Hess \(ahess@marysvillewa.gov\)](mailto:ahess@marysvillewa.gov)"; [Adele Ash](#)
Subject: Sather-Vaness Phase 2 Sewer Extension Comments
Date: Thursday, February 2, 2023 12:39:29 PM
Attachments: [Exhibit Vaness Sewer Extension Aerial.pdf](#)

Morgan—I did call and leave a message wanting to talk to you about your comments on this sewer main extension.

For some background, this sewer main extension is associated with other projects, some that are under construction and one that is built out. The tie-in in the SE corner of the sewer extension is made into an existing manhole at the west end of a road just constructed for a Housing For Hope Project. The sewer main is in this road corridor until it crosses under the ditch/seasonal stream. It crosses the ditch onto the trailer park and will then run east along the edge of the existing road in the trailer park. Between this road and the ditch/seasonal stream is a larger lawn area with several infrastructure features. This run is also in a developed area.

Where it crosses out of the trailer park to the west onto a project we call Sather Farm it will turn north up a future road as part of the future plat. The grading has started and has about 5 feet of fill over this entire site. This project has had full Critical Area Reports and approvals with reviews from the DOE. The wetland in the SW corner of the site has been delineated and surveyed and the buffer to that wetland is shown on the plans.

The entire sewer run is in developing or developed areas.

That ditch/seasonal stream that runs along the property line and north of 164th is not a Fish Stream. There is an existing fish screen at the very west end of this ditch. The designated fish stream ends near the RR tracks just north of the culvert that goes under these RR tracks. As I remember this was established between the City of Marysville and Dave Brock many years ago (I am 77 years old so my memory may not be perfect on if it was Dave). A couple years ago Jamie Bails inspected this area and her comment was that the Fish Screen should have been put on the outlet end of the culvert that goes under the tracks.

We fully understand that we need an HPA but Fisheries will not look at the Application until there is a SEPA Determination. As soon as we have the Determination, an HPA will be submitted.

I am not sure what you mean when you say dewater discharge is directly between 164th "wetland" and the Gissberg/Twin Lakes. We have not shown a discharge location, we have a note that discharge will be per the criteria of the DOE Stormwater Manual for Western Washington.

Thank you and please call so we can sort out the project and the comments.

Merle Ash

Land Technologies, Inc.

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360-652-9727
Merle@landtechway.com

Hi Amy,

Thank you for the opportunity to comment on this project (Sather-VanEss Phase 2 Sewer Extension). Our comments are as follows:

- Is there a wetland delineation report attached to this project? The wetland in the southwest corner of the project site looks smaller in the plan set than on WDFW web maps and on Marysville critical areas map.
- Additionally, it would be helpful if all wetland buffers were clearly labeled on project drawings.
- A wetland and WDFW critical area is located directly north of 164th St. above proposed sewer line (not depicted in plan drawings).
- The location for the dewater discharge is directly between the 164th St. wetland and the Gissberg/Twin Lakes. This does not seem like an appropriate location for dewatering.
- Labeling these features with buffer distances would be helpful in seeing just how far away the proposed dewater area and sewer line is to these water features/critical areas.
- Unless otherwise specified, a WDFW HPA will need to be obtained in order to install culverts. This should be mentioned in part A.10 of the SEPA checklist.
- Is there any mitigation sequencing for this project? If an HPA is to be obtained, a detailed mitigation sequencing document must be provided demonstrating a no net loss of ecological function.

WDFW is available to provide more information and help in addressing the listed concerns. Thank you for the opportunity to comment, and if you have any questions, feel free to reach out to me.

All the best,

Morgan Krueger
Habitat Biologist 2
Washington Dept. of Fish and Wildlife
Central District, Region 4
Cell : 206-707-5434