



January 7, 2022

Cheryl Dungan  
 City of Marysville  
 1049 State Avenue  
 Marysville, WA 98270

**Subject:** *Comment Response Letter  
 PA 20-007, Ray townhomes 2<sup>nd</sup> technical review.*

Dear (client name):

We are pleased to submit this letter and the accompanying documents in support of our proposed development of Ray Townhomes at 9820 55th Avenue NE. These submittal documents are provided in response to a review completion letter issued by the City of Marysville on July 2, 2020. PSD review comments contained in that letter are provided below (plain text), along with a response (**bold italics**) indicating how each comment was addressed.

## Public Works

*Review Staff: Jesse Hannahs – 360.651.5100*

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## General 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.

***Noted.***

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.

***TIA has been provided.***

3. Per City policy and based upon latest Edition of ITE, individual lot residential units shall not for the purpose of trip generation or traffic impact fees be considered multi-family units and shall be based upon rates for single family residential.

***Noted.***

4. Townhouse/condo lots shall be per ITE for single family residential. Update trip generation and distribution and resubmit for review.

***Noted.***

5. Road A shall be constructed in a manner to enable a roadway connection to 9806 55th Ave NE parcel if/when that property develops in the future

***Connection has been provided.***

6. ROW dedication may be required on 55th Ave NE

***10' of dedication has been provided.***

7. Frontage improvements shall be required upon 55th Ave NE

***Frontage improvements on 55<sup>th</sup> have been provided.***

8. Undergrounding of utilities along frontage shall be required.

***Noted.***

9. Per EDDS 3-506, street lighting will be required.

***Noted.***

10. Street Lighting upon residential streets shall be PUD installed fiberglass pole installation type street lighting.

***Noted.***

11. Street shall be designed as collector arterial utilizing 100 watt equivalent LED fixtures.

***Noted.***

12. . Spacing of fixtures should be approximately 150'-200'.

***Noted.***

13. As part of civil construction approval proposed PUD street lighting locations shall be submitted to the City for review/approval.

***Noted.***

14. Intersection sight distance analysis shall be required of new Public Street connecting to 55th Ave NE

***Sight distance exhibit has been provided.***

15. A signing and marking plan may be required as part of civil construction plans

***Noted.***

16. A documented traffic safety concern in the form of speeding has been determined to exist by the Cutinitic Safety Committee (ISC) on 55th Ave NE from 100th ST NE to 84th ST NE. Per EDDS 3-525, Traffic calming in the form of a traffic circle or curb bulb-outs shall be required at the intersection of 55th Ave NE & Proposed Public Street.

***The speeding problem is an enforcement issue, if the city wants some sort of traffic calming devices installed the design needs to be provided to the applicant. This issue can be discussed during construction plan review***

17. Bulb-outs should extend only 4' out from proposed west side curb line as remainder of roadway narrowing would occur in future with bulb out on east side of 55th Ave NE if/when development/ roadway improvements occur.

***Please provide the bulb out design during construction plan review.***



## Community Development

Review Staff: Shane Whitney – 360.363.8227 – [swhitney@marysvillewa.gov](mailto:swhitney@marysvillewa.gov)

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### Existing Utilities:

1. An 8-inch sewer main is located in 55th Ave NE. The main connects at the 55th Ave NE and 100th St. NE intersection, terminating at the NE corner of the project. (Record drawing 5324). At its termination, the main is approximately 5- feet in depth.

***Noted.***

2. Water: An eight-inch CI water main is located in 55th Ave NE (record drawing w307).

***Noted.***

3. Storm: A 36-inch storm main is located in 55th Ave NE. There is no available record drawing.

***Noted.***

4. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project.

***Noted.***

5. The property frontage is covered with a water main. No extension is required in 55th Ave NE.

***Noted.***

6. Per the variance request, UV18-002, the project is not required to extend the sewer main across its entire frontage of 55th Ave. NE. The variance was also conditioned that a sewer stub was to be provided to the adjacent property to the south. That item is still required.

***Sewer stub has been provided to the south adjacent property.***

7. The requirement for a 10-inch sewer line in 55th Ave. NE may be reconsidered, with the anticipated length of the extension, we may not actually be gaining a significant amount of cover over the pipe.

***Noted.***

### Frontage Improvements:

1. 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.

***Required frontage has been provided.***



2. 55th Ave NE is a neighborhood collector, built per SP 3-202-001. At full build out the right of way is to be 60-feet in width. The curb radius for the entrance shall be 25-foot.

***55<sup>th</sup> has been designed per SP 3-202-001.***

3. The plat road will be a 50-foot local access road, built per SP 3-202-002. This is to include sidewalk installation on both sides of the road.

***Road A has been designed per SP 3-202-002.***

4. The "choker" that is shown at the entrance, will need further review. Public Works may have some specific modifications required to what is shown.

***Please provide design for construction plans, not during preliminary review.***

5. The overhead utilities on 55th Ave. NE shall be placed underground.

***Noted.***

#### **Dedication Requirements:**

1. A 10 foot wide dedication will be required on 55th Ave. NE.

***10' of ROW dedication has been provided.***

2. The plat road is to be dedicated to the City.

***Noted.***

#### **Access:**

1. Per EDDS 3-302, bullet 6: Where a property has frontage on more than one roadway, access will generally be limited to the lowest volume roadway where the impacts of a new access will be minimized. The existing residences shall utilize the plat road for access as shown on the submitted documents.

***Noted.***

2. The minimum width of a residential driveway is 12-feet and the maximum is 26- feet. Driveways shall be the minimum width feasible.

***Noted.***

#### **Drainage:**

1. All projects in the city of Marysville must comply with requirements stipulated under the MMC 14.15.040 and 14.15.050.

***Response: The stormwater report goes through the 9 minimum requirements and how they are addressed.***

2. The drainage report will need to be revised. The basin map was not included in appendix C.



***Response: The basin map is included in Appendix C.***

3. With the information provided, I am unsure of why the vault would not be required to meet the flow duration standard. Please clarify.

***The vault has been revised to be a bioretention facility that meets the flow control standard see Appenedix E .***

4. In the revised report, please clarify the required length of the infiltration trenches for the existing houses.

***Response: The required length of the infiltration trenches for the existing houses has been added to Section 7.2.***

5. The geotechnical report will need to be updated when the ground water elevations are available after the wet season review is complete.

***Updated geotechnical information provided.***

6. Infiltration facilities must be setback a minimum of 10-feet from structures and property lines. Detention facilities shall meet a 20-foot setback requirement.

***Response: The bioretention facilities are set back 10' minimum from the property lines.***

#### **General Comments:**

1. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.

***Noted.***

2. In accordance with section 2-170 of the EDDS, the contractor shall maintain a minimum of 18-inches of vertical separation and 10-feet of horizontal separation between sanitary/storm sewers and water mains.

***Noted.***

3. 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.

***Noted.***

4. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC. In particular the engineer shall pay particular attention to subsection(4), which reads :

***Noted.***

- a. The aesthetic and spatial impact of altered grades on adjacent properties both public and private shall be considered in site design.

***Noted.***

- b. Sites shall be developed to promote continuity and to minimize abrupt grade changes between sites.

***Noted.***



- c. Grading shall be the minimum necessary to make installation and function of infrastructure feasible and economic for future service extensions to adjacent properties.

**Noted.**

- d. The developer shall consider the natural topography and the proposed layout of the subdivision when siting roads in order to anticipate grading needs and minimize extensive grading in order to build.

**Noted.**

- e. 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.

**Noted.**

- 5. 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.

**Noted.**

- 6. 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.

**Noted.**

- 7. 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

**Noted.**

- 8. All civil construction plan submittals are to be routed directly to Shane Whitney, Civil Plan Reviewer. The first civil construction plan submittal is to consist of 8 plan sets, 3 copies of the drainage report, and 3 copies of the geotechnical report. An electronic version of the plans will also be required either on CD or a flash drive. Plans routed other than to me will result in a review delay.

Review timing:

- a. First review: 5 weeks
- b. Second review: 3 weeks
- c. Third review: 1 week



***Noted.***

9. Subsequent reviews repeat the above schedule.

***Noted.***

10. 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.

***Noted.***

**Marysville Fire District**

*Review Staff: David VanBeek – 360.363.8500*

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**General Comments:**

1. The plans show five separate townhome buildings, with 3-6 units in each building. The townhomes will be 3-story units (no height shown, over 30' tall assumed) about 1,700 SF each. Aerial fire apparatus access is required for buildings over 30' tall. Access shown is deficient for aerial fire apparatus-exceeding the 15' minimum to 30' maximum requirement for proximity to one entire side of the building. The buildings should all be closer to the roadway.

***All buildings have been moved to the front setback.***

2. Plans show adequate access into the site from existing 55th Ave NE at the east end of the site, with 28' wide Road A shown extending about 600' west through the site to a 80' cul-de-sac dead-end.

***Noted.***

3. Plans do not show proposed water main extensions or fire hydrants. Water main extension into the site with approved fire hydrants will be required. Estimated 3 hydrants will be required.

***Water extension and 3 hydrants have been provided.***

4. The City GIS water map shows an 8" CI water main along 55th Ave NE, with existing hydrants to the north and south spaced about 518' apart. No information about available fire flow is provided for the fire hydrants near this site. Minimum 1,500 gpm fire flow is required.

***Fire flow has been provided.***

**Fire Code Compliance**

1. The project shall comply with the current fire code requirements (2015 IFC) including WA State and local City of Marysville amendments to the fire code. Any fire code required construction permits (IFC section 105.7) are obtained through Marysville Community Development at 80 Columbia Avenue.



***Noted.***

2. 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.

***Noted.***

3. 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. 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.

***Noted.***

4. The minimum required fire flow for hydrants protecting MF buildings is 1,500 gpm.

***Noted.***

5. Existing fire hydrant spacing along the 55th Ave NE roadway appears inadequate. The city GIS water map shows the two closest hydrants along the roadway frontages are spaced about 518' apart. Maximum hydrant spacing for the proposed use is 300' apart.

***A hydrant has been provided at our entrance.***

6. Fire hydrants shall be provided in approved locations. Fire hydrants on an approved water main extension are required within the site for this development. Provide water main extensions with hydrants along the new roadways and at all road intersections in approved locations, with maximum spacing of 300 feet apart. Fire hydrants with approved water supply must be in service prior to building construction. Estimated 3 hydrants required.

***Water extension and 3 hydrants have been provided.***

7. 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.

***Noted.***

8. Future townhomes to be constructed will require residential fire sprinkler system installation.

***Noted.***

9. Where residential fire sprinklers are required the developer should install a water service per Standard Plan2-090-001 Full ¾" x 1" Meter Service. Under this plan a 1" tap is made at the water main and 1" piping is run to the 1" meter setter. If in the end a ¾" water meter will suffice then all that is required is to install two reducer bushings with the ¾" water meter. A single service tap should be used where sprinklers are required, not a double service installation.

***Noted.***

10. Access width planned appears adequate for fire apparatus. Access of 28' wide is shown on the plan. 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.





***Noted.***

11. Access shown is deficient for aerial fire apparatus exceeding the 15' minimum to 30' maximum requirement for proximity to one entire side of the building. The buildings should all be closer to the roadway. Aerial apparatus access is required for buildings over 30' tall. MMC 9.04.503.1.4 Section 503.1.4 - Aerial fire apparatus access roads. MMC 503.1.4 Where Required. Buildings or portions of buildings or facilities exceeding 30 feet (9,144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway. MMC 503.1.4.1 Width. Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7,925 mm) in the immediate vicinity of any building or portion of building more than 30 feet (9,144 mm) in height. MMC 503.1.4.2 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4,572 mm) and a maximum of 30 feet (9,144 mm) from the building, and shall be positioned parallel to one entire side of the building.

***All buildings have been moved to the front setback.***

12. Turnaround provision is required for dead-end access in excess of 150 feet long. Plans show adequate access into the site from existing 55th Ave NE at the east end of the site, with 28' wide Road A shown extending about 600' west through the site to a 80' cul-de-sac dead-end.

***Noted.***

13. Recommend the roadways be posted "NO PARKING" where needed to maintain unobstructed emergency access. An adequate access route for fire apparatus must be in service prior to any building construction.

***Noted.***

14. Access for firefighting operations along all sides of all buildings is required. A minimum 10' wide access is required for MF dwellings. 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 (within 200' is allowed with fire sprinklers).

***All buildings will be sprinklered.***

15. The city address committee shall determine road names and address numbers for the lots.

***Noted.***

**Public Works**

*Review Staff: Brooke Ensor – 360.363.8288 – [bensor@marysvillewa.gov](mailto:bensor@marysvillewa.gov)*

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**General Comments:**

1. If your project triggers Minimum Requirement #6 Runoff Treatment, please refer to Marysville Municipal Code section 14.15.050 for treatment type thresholds.



***Response: This project does trigger Minimum Requirement #6. Section 8 of the report goes through the treatment type thresholds.***

2. Surface Water capital improvement charges will apply to your project. Refer to code section 14.07.010 for more information.

***Noted.***

3. In the configuration shown, this residential project triggers minimum requirements #6 Runoff Treatment and #7 Flow Control, and the stormwater lot will be dedicated to the HOA. The HOA will be responsible to maintain the landscaping in the bioretention facility and park amenities. The City would receive an easement to maintain the hard infrastructure. This policy may be modified depending on facility design.

***Noted.***

4. A vehicle pullout should be provided over the vault so the outlet structure is accessible to a vector truck.

***Vault has been removed.***

5. The drainage report references an overflow to 55th Ave for the storm facilities. I don't see any overflow for the bioretention pond. It should have an overflow if possible.

***Response: The bioretention facilities have overflows shown on sheet C4.0.***

6. Drainage report captions for photos are wrong in Appendix B

***Response: Drainage report captions have been revised.***

## Community Development Department

*Review Staff: John Dorcas – 360.363.8209 – [jdorcas@marysvillewa.gov](mailto:jdorcas@marysvillewa.gov)*

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### General Comments:

1. Please provide plans, computations and specifications, prepared by your design team. Contact our office for all applications and any checklists/handouts for "Commercial Building" permits that may assist you. Please note: Prior to submittal: you are required to contact our office a minimum of 72- hours to schedule a plan submittal meeting. This is to review your application to assure each set of plans are complete for this project.

***Noted.***

2. Note: In addition, during your submittal meeting, you will need to submit four (4) complete sets of building plans, including two (2) sets structural calculation and WA State Energy Code specifications, when applying for each specific building application, for this project. Please Note: For each set of building plans, provide only the details necessary for that specific buildings Do not include any other type of building plans and/or details, in this specific set of plans. This can be discussed during the Pre-Application meeting. Maximum building plan size: 24 x 36.

***Noted.***



- NOTE: As of July 1, 2019, we will be adopting the 2018 International Codes. In addition, when submitting Building Plans with your application, NO Plans can exceed 24" X 36". Any questions, this can be discussed during the Pre-Application meeting.

***Noted.***

- Demolition permit/s will be required for the removal of any existing structures. See our office for applications. Please include asbestos survey reports by a licensed testing agency

***Noted.***

- In regards to the requirements for a Geotechnical soils report: there will need to be a letter provided from the structural engineer and architect of record stating that they performed a site visit, including the details of this site visit. In addition, that they have reviewed the most recent soils reports and the specific soil conditions will support the type of occupancy use and construction type. Geotechnical soils report is to address general information on the site. Such as: Soil classification type, surface & sub-surface conditions, drainage system to be installed, soil compaction requirements, type and size of foundation including placement location if on sloped ground, erosion control measures and final grading.

***Noted.***

- Please provide the following information for your project in regards to the 2015 International Building and/or Residential Code requirements: Appears the structure would be classified as possible an "R-2" multi-family apartment under IBC standards OR as possible a "Townhome" under the IRC. The single-family lots can be designed by either code. The design professional is to clarify this occupancy use and under which "Code Book" the project will be design under.

***Noted.***

- Applicant shall comply with the 2015 edition of the International Building, Residential, Mechanical and 2015 Uniform Plumbing Codes and the current edition of the Washington State Energy Code and current Washington State Amendments.

***Noted.***

- In regards to the building plans for this project: These plans will need to be designed by both an architect and structural engineer, licensed by WA State for lateral and gravity provisions under IBC Chapter 16. "Structural Design Requirements". The seismic zone criteria are to be established under the guidelines of the soils engineer and a Washington State architect and structural engineer. This includes all details are to be provided for all structural changes to the buildings while under construction.

***Noted.***

- Please provide a scaled floor plan with square footage of each room and all proposed areas. Any questions, please have your design professional contact me.

***Noted.***

- Please provide an "Exit study plan". Per IBC" Chapter 10, exit access travel is to be measured from the most remote point within a story to the entrance to an approved exit along the natural and unobstructed path of egress travel. In addition, all exits are to be clearly marked on the plans with the type of signage and door hardware proposed.



***Noted.***

11. Provide the type of building materials to be used and the fire resistance of the structure. Include the type of fire-stopping materials and fire-resistant construction details. to be used through-out the buildings. In addition, the firewalls and/or fire barriers details, fire stopping materials, type of stairs and stair enclosures. Include which code section and if specific codes book the fire and sound wall assemblies have been designed. Which Gypsum Manual or Which IBC-Code Section under Chapter-7?

***Noted.***

12. Provide specific details for the dwelling unit separation walls, floors, ceilings, laundry rooms, and storage areas are to be designed to a minimum of 1-Hour fire-resistant construction.

***Noted.***

13. The STC ratings of the sound transmission on walls" floors & ceilings are to be determined by IBC Chapter 12. section 1207 and the required assembly for the occupancy use. Please clarify.

***Response:***

14. Construction shall comply with Chanter 5-General Building Heights and Areas. Area Modifications under section 506 and for the type of occupancy provisions outlined throughout the IBC and State Codes.

***Response:***

15. If necessary. the buildings shall be accessible to all areas to persons with physical disabilities: per IBC Chanter 11 this includes the Washington State Amendments and ICC A117.1. In addition, all door hardware shall be accessible type.

***Response:***

16. The Townhomes will be required to be protected by an automatic fire sprinkler system. The System is required to be monitored by a fire alarm system. please verify this provision with Fire Dept. Please verify with the Fire Prevention Team: Tom Maloney, Fire Marshal at 360-363-8506 and David Van Beek, Asst. Fire Marshal at 360-363-8508.

***Response:***

17. NOTE: The location of the sprinkler riser room will be required to be shown on the buildings plans. This should be located on an exterior wall for Fire Dept. access.

***Response:***

18. The site will require accessible parking stalls per Table 1106.1-F and section 1106.1 of the Washington State Amendments. Stalls are to be located on the shortest possible accessible route of travel to an accessible entrance.

***Response:***

19. All mechanical equipment shall be screened from public view under MMC 2642.

***Response:***

20. NOTE: Indicate on your building plan, elevation submittal.

***Response:***



21. Cross-connection devices are required to be installed on both the water supply & fire sprinkler systems. Prior to occupancy, each backflow device is to comply with MMC Title 14, Chapter 14.10 provisions and are to be tested by an independent third party testing agency and test results provided.

***Response:***

22. The project shall comply with all City plan review comments. conditions and requirements. provided after reviewing the project, during the plan review process. Any questions please let me know.

***Response:***

23. All Electrical installations are to be permitted. inspected and approved through the City. The current code is NEC 2020. with WCEC Amendments. Contact Electrical Inspections at 360-363-8207, for further information.

***Response:***

24. Deferred Submittals applications. under IBC section 107.3.4.1: Prior to any deferred plan review packages being submitted the following requirements shall be completed:
- a. The registered design professional in charge of the project shall review and stamped each set of plans and specifications approved.

***Response:***

25. 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.

***Response:***

26. 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.

***Response:***

27. The deferred submittal items shall not be installed until the deferred submittal documents have been approved by the building official.

***Response:***

28. Special Inspection may be required under IBC Chanter 17 Structural Tests and Inspections. The list of the type of inspections are to be indicated in each plan review letter and/or by the architect/engineer of record. Prior to permit issuance, owner to specify the special inspection agency.

***Response:***

29. Dwelling unit separation walls. Ceilings, laundry rooms, and storage areas are to be designed to 1- hour fire-resistant construction per section 317.

***Response:***

30. Preliminary plan check and building permit fees can be estimated once we receive a total square footage of all areas or and estimated valuation by your design team.

***Response:***



31. Each structure is to provide Premise identification: Address to be posted visible for the street with min. 6-inch contrasting numbers per IBC 501.2.

***Response:***

32. Building application for plan review will be approximately 4-5 weeks for first time comments.

***Response:***

33. If possible condominiums, please beware of the following code provision that will apply to your project: Please visit the WABO website ([www.wabo.org](http://www.wabo.org)) of the information. In the 2005 Legislative Session, the Washington State Legislature passed Engrossed House Bill (EHB) 1848, an act "relating to managing construction defect disputes involving multiunit residential buildings". This bill contains several sections that affect building permit application submittals, and requires additional third-party inspections for weatherproofing of the building envelope. These new requirements take effect August 1, 2005, at which time your local building department should begin to enforce them. According to the language in EHB 1848, these provisions apply if a permit is issued on or after August 1, 2005. This means building permit applications already submitted to your building department that are not issued before August 1 will have to meet the requirements in EHB 1848. A multiunit residential building is defined in EHB 1848 as "A building containing more than two attached dwelling units, including a building containing nonresidential units if the building also contains more than two attached dwelling units." It does not include hotels, motels, dormitories, care facilities, or floating homes. It also does not include "A building that contains attached dwelling units that are each located on a single platted lot." Townhouse developments that have approved and recorded unit lot subdivisions (also known as zero lot-line developments) fall within this last definition. EHB 1848 also allows a developer to elect to treat a development with duplexes and single-family residences as a multiunit residential building.

***Response:***

**What documents are required to be submitted prior to issuance of the building permit?**

34. EHB 1848 requires the plans, details, and statements listed below to be submitted to your building department before the building permit will be issued. However, your building department is not required to perform a plan review to determine if the details are adequate. EHB 1848 only requires your building department to collect and archive the information

***Response:***

**Building Enclosure Design Documents**

35. EHB 1848 requires all applicants for multiunit residential building construction or rehabilitation to submit "building enclosure design documents" to your building department. "Building enclosure design documents" are defined as "...plans, details, and specifications for the building enclosure that have been stamped by a licensed engineer or architect. The building enclosure design documents shall include details and specifications that are appropriate for the building in the professional judgment of the architect or engineer which prepared the same to waterproof, weatherproof, and otherwise protect the building or its components from water or moisture intrusion, including details of flashing, intersections at roof, eaves or parapets, means of drainage, water-resistive membrane, and details around openings."



The "building enclosure" is any part or element of the building that separates the exterior environment from the internal environment, whether it is above or below grade, intended to protect the building from water or moisture intrusion. These elements include (but are not limited to) roofs, walls, balcony support columns, decks, windows, doors, vents, and other penetrations through exterior walls. The bill requires these design details to be submitted under the seal and signature of a registered design professional (architect or engineer). Revisions to the building enclosure design documents that "alter the manner in which the building or its components is waterproofed, weatherproofed, and otherwise protected from water or moisture intrusion shall be stamped by the architect or engineer". The revised documents must be submitted to your building department and to the building enclosure inspector discussed in Section III below. The revisions "may be provided through individual updates, cumulative updates, or as-built updates."

**Response:**

### **Design Architect or Engineer Statement**

36. In addition to the details specified above, the building enclosure design documents must contain a statement from the design architect or engineer who stamped the drawings, substantially stating the following: "The undersigned has provided building enclosure documents that in my professional judgment are appropriate to satisfy the requirements of Sections 1 through 10 of EHB 1848, adopted 2005."

**Response:**

### **Community Development Department**

*Review Staff: Deryl Taylor – 360.363.8100 –*

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### **General Comments:**

1. Utilities & Fees An 8" CI water main and an 8" PVC sewer main are located in 55th Ave NE. For utility record drawings, visit our website at [www.marysvillewa.gov/295/GISMaps](http://www.marysvillewa.gov/295/GISMaps) to determine drawing numbers and then contact the GIS Division at [cchang@maqrsvillewa.gov](mailto:cchang@maqrsvillewa.gov) to request drawings via email (W-307 & 3-324). For water pressure and fire flow, contact I(Kim Bryant at 360-363-8163 or [kbryant@marysvillewa.gov](mailto:kbryant@marysvillewa.gov). Submit civil plans to the Engineering Services Manager at 80 Columbia Avenue. It appears the two existing homes share a single water meter and sewer stub. They will require separate individual connections at time of development.

**Noted.**

2. Residential Utility Capital Improvement Fees

The current capital fees are as follows:

Water: \$4750/dwelling unit



Sewer: \$4490/du

Storm: \$95/du

Capital fees ate due at building permit issuance

**Noted.**

3. Recovery (Latecomer) Fees – None

**Noted.**

4. Main Fees - Previously paid.

**Noted.**

## Planning

Review Staff: Cheryl Dungan – 360.363.8206 – cdungan@marysvillewa.gov

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## Parking:

1. Each unit is required to have 3 on-site parking spaces per residential unit (townhome or detached unit). The proposed parking scheme (tandem garages) will need to be revised to eliminate tandem parking as a required space. Please clearly show how parking is being accommodated.

***Parking requirement has been achieved and shown on the administrative site plan.***

2. Single-family dwellings, duplexes, townhouses, and mobile homes: 2 per dwelling; provided: One guest parking space is required per unit, where an enclosed private garage is utilized to meet the required parking. Driveways can be counted as a guest parking space, provided said driveway complies with the bulk and dimensional requirements outlined in Table 2; and 2 Parking spaces behind other required parking spaces (a.k.a., "tandem parking") shall not be counted towards the 2 required parking spaces in a development; however, tandem parking can be counted as a guest parking space, when required.

***Parking requirement has been achieved and shown on the administrative site plan.***

3. Due to parking modifications please demonstrate how the following requirement will be met: At least 25 percent of the dwellings on lots less than 5,000 square feet must have vehicle access points via any combination of the following, unless steep slopes or site-specific constraints preclude meeting this requirement:
  - a. Shared or single-car-width driveway
  - b. Alley, auto court, or other method of accessing dwellings other than direct street access

***The 6 most western units have a shared access to meet this requirement.***

## General Comments

Please revise the site plan to include the following:

4. Lot dimensions





***Shown on the administrative site plan.***

5. Building set back lines

***Shown on the administrative site plan.***

6. Any existing easements - include AF#; dimensions; type; location.

***Noted.***

7. Location of any on-site wells or septic systems and those within a 150' of the project boundaries;

***None located.***

8. Show parking locations and dimensions;

***Shown on the administrative site plan.***

9. Provide report from biologist supporting buffer averaging/reduction proposal. The report needs to meet the following

***Report included in original submittal:***

10. All tract dimensions

***Shown on the administrative site plan.***

11. Property dimensions

***Shown on the administrative site plan.***

12. Any development greater than 20 lots is required to have on-street parking at a ratio of 1. parking space per every 4 units

***Shown on the administrative site plan.***

13. Panhandles need to be deducted from lots size

***Noted.***

14. Side by side panhandles ate not permitted.

***Noted.***

15. Provide a report from your biologist justifying the buffer reduction or averaging that's being proposed

***Report provided.***

16. Buffer width averaging shall be allowed only where the applicant demonstrates to the community development department that the averaging will not impair or reduce the habitat, water quality purification and enhancement, storm water detention, ground water recharge, shoreline protection and erosion protection and other functions of the wetland and buffer, that lower-intensity land uses would be located adjacent to areas where buffer width is reduced, and that the total area contained within the buffer after averaging is no less than that contained within the standard buffer prior to averaging

***Wetland report in:***

17. Buffer reductions may be allowed for wetlands; provided, that the applicant demonstrates the proposal meets criteria in subsections (5)(b)(i) through (iii) and either (iv) or (v) of this section. Buffer width reduction proposals that meet the criteria as determined by the director shall be reduced by no more than 25 percent of the requited buffer and shall not be less than 25 feet in width



**Noted.**

18. The buffer area meets buffer area planning requirements in subsection (3) of this section and MMC 22E.010.150 and has less than 15 percent slopes; and

**Noted.**

19. A site-specific evaluation and documentation of buffer adequacy is based on consideration of the best available science as described in MMC 22E.010.040; and

**Noted.**

20. Buffer width averaging outlined in subsection (5)(a) of this section is not being utilized; and either

**Response:**

21. The subject property is separated from the wetland by preexisting, intervening, and lawfully created structures, public toads, or other substantial preexist intervening improvements; and the intervening structures, public roads, or other substantial improvements are found to separate the subject upland property from the wetland due to their height or width, preventing or impairing the delivery of buffer functions to the wetland, in which cases the reduced buffer width shall reflect the buffer functions that can be delivered to the wetland; or

**Response:**

22. The wetland scores four points or less for wildlife habitat in accordance with the rating system applied in MMC 22E.010.060, and mitigation is provided based on PA 20-007 Ra1 Townhomes 2 MMC 22E.010.150, 22E.010.370, and Table 2 of this section, when determined appropriate based on the evaluation criteria in subsection (5)(b)(ii) of this section.

<b>Mitigation Measures</b>		
<b>Disturbance Activities</b>	<b>That May Cause Disturbance</b>	<b>Measures to Minimize Impacts</b>
Lights	Parking lots, warehouses, manufacturing, high density residential	Direct lights away from wetland
Noise	Manufacturing, high density residential	Place activity away from wetland
Pets and Humans	Residential areas	Landscaping to delineate buffer edge and to discourage disturbance of wildlife by humans and pets
Dust	Tilled fields	Best management practices for dust control

**Response:**



23. Notwithstanding the reductions permitted in subsections (5)(a) and (b) of this section, buffer widths shall not be reduced by more than 25 percent of the required buffer.

**Response:**

24. Identify all potential wetlands within 150' of the project site and include biologist best professional judgement to size and classification. Show any buffers that may extend into the development.

**Response:**

25. All buffers that are degraded shall be enhanced. Please provide a mitigation plan prepared by a wetland biologist.

**Plan has been provided.**

26. Off-site septic systems that are impacted by this development shall be mitigated (developer/builder) bearing all costs of sewer installation/connection, connection fees, capital facility fees, abandonment of septic, etc.

**Noted.**

Sincerely,

PACE Engineers, Inc.

Nick James  
Project Designer

**cc:**

**Attachments**

