



Date: July 6, 2023

To:

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

## Response to Comments

Project Name: 163 RV storage  
 Project File Number: PreApp 23-007  
 Review Completion: March 23, 2023

CITY COMMENTS	LAND TECH RESPONSE
<b>Development Services:</b> <b>Reviewer: Emily Morgan, Senior Planner</b>	
<b>PRE-APPLICATION PLANNING COMMENTS</b>	
1. The project site is located in the Light Industrial with General Commercial Overlay (LI-GC) zoning district. Based on the use chart and associated development conditions of <a href="#">MMC 22C.020.070(81)</a> , <i>permitted uses for properties zoned light industrial with a general commercial overlay include uses allowed in the light industrial and general commercial zones.</i>	Good
2. Based on the application materials, the proposed use of RV/Boat Storage with Self-Storage would be <u>considered "Mini-Storage"</u> , which could be a permitted use at this location in the Light Industrial with	Update submittals to add CUP compliance letter.

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<p>General Commercial Overlay (LI-GC) zoning district, subject to the following:</p> <ul style="list-style-type: none"> <li>• <b>Conditional Use Permit (CUP) required</b> - “Mini-Storage” is a Permitted Use in LI, so long as it has frontage on Smokey Point Blvd (this site does not), but this use is Permitted in the GC zoning with a CUP so long as it is sited on property located east of Interstate 5, north of 100th Street, and west of 47th Avenue NE (which it is).</li> </ul>	
<p>3. Based on the scope of the project, the RV/Boat Storage with Self-Storage would be processed as an administrative CUP with Site Plan Review. Further, the project would require SEPA review as the project would exceed the categorical exemption threshold of MMC 22E.030.090.</p>	<p>CUP compliance narrative added to Narrative. SEPA was submitted with Pre-App and is here submitted again. (07)</p>
<p>4. For the formal application, the following are needed:</p> <ul style="list-style-type: none"> <li>• <a href="#">Land Use Application</a></li> <li>• <a href="#">Conditional Use Permit Checklist</a></li> <li>• <a href="#">Site Plan Review Checklist</a></li> <li>• <a href="#">SEPA Checklist</a></li> </ul>	<p>LU app provided (01) All items in CU Permit Checklist Provided. All items in Site Plan Review Checklist Provided. SEPA Checklist submitted with Pre-app but will submit again with formal application. (07)</p>
<p>5. The following supporting environmental documentation will be required to be submitted with your application:</p> <ul style="list-style-type: none"> <li>• Geotechnical soils report</li> <li>• Preliminary civil construction plans</li> <li>• Preliminary engineered drainage plans and drainage report</li> <li>• Preliminary building elevations and floor plans</li> <li>• Traffic Impact Analysis</li> <li>• Critical Areas Assessment</li> </ul>	<p>Geotech Included (09) Preliminary Civils included Preliminary Drainage Report and plans  Architect is providing  TIA provided updated to Pre-app comments (10) CA Reports have been submitted and reviewed by City. CAs approved. (06)</p>

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<b>SITE PLAN REVIEW</b>							
<p>6. Developments in the LI-GC zoning follow the standards of the Light Industrial (LI) zone, therefore, the following standards of <a href="#">MMC 22C.020.080</a> would apply:</p> <table border="1" data-bbox="191 369 1295 621"> <tr> <td data-bbox="191 369 509 445"><b>Maximum Base Height*</b></td> <td data-bbox="509 369 1295 445">65 ft.</td> </tr> <tr> <td data-bbox="191 445 509 512"><b>Impervious Surface**</b></td> <td data-bbox="509 445 1295 512">85%--<b>Pre App was less than 80%</b></td> </tr> <tr> <td data-bbox="191 512 509 621"><b>Setbacks</b></td> <td data-bbox="509 512 1295 621">Required setbacks for the mini-storage use are determined by MMC 22C.170.030. <b>See below comment #13 for more information.</b></td> </tr> </table> <p><i>* Height limits may be increased when portions of the structure or building which exceed the base height limit provide one additional foot of street and interior setback beyond the required setback for each foot above the base height limit.</i></p> <p><i>**Impervious surface coverage will need to be included on the preliminary site plan submitted with your application.</i></p>	<b>Maximum Base Height*</b>	65 ft.	<b>Impervious Surface**</b>	85%-- <b>Pre App was less than 80%</b>	<b>Setbacks</b>	Required setbacks for the mini-storage use are determined by MMC 22C.170.030. <b>See below comment #13 for more information.</b>	
<b>Maximum Base Height*</b>	65 ft.						
<b>Impervious Surface**</b>	85%-- <b>Pre App was less than 80%</b>						
<b>Setbacks</b>	Required setbacks for the mini-storage use are determined by MMC 22C.170.030. <b>See below comment #13 for more information.</b>						
<p>7. Projects located within the LI-GC zoning district are subject to the site and building design standards outlined in <a href="#">MMC 22C.020.245</a> for industrial sites, specifically:</p> <ul style="list-style-type: none"> <li>• (2) <i>Site Layout and Building Orientation</i></li> <li>• (3) <i>Relationship of Buildings and Site to Adjoining Area</i></li> <li>• (4) <i>Landscape and Site Treatment</i></li> <li>• (5) <i>Site Design Utilizing Crime Prevention through Environmental Design (CPTED) Principles</i></li> <li>• (6) <i>Building Design - Architectural Scale—this section does not appear to be demonstrated on the provided building elevations.</i></li> <li>• (7) <i>Building Materials</i></li> <li>• (8) <i>Blank Walls—demonstrated compliance with this section is needed based on the provided building elevations.</i></li> <li>• (9) <i>Building Entrances</i></li> </ul>	<p>Design Standards document provided by Architect</p>						
<p>8. Per <a href="#">MMC 22C.020.320</a>, all developments shall provide a designated spot for service elements (refuse and disposal). Such elements shall meet the following</p>	<p>Design Standards document provided by Architect</p>						

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<p>requirements:</p> <ul style="list-style-type: none"> <li>• Based on the scope of the project, 3 sq. ft. per every 1,000 sq. ft. of building gross floor area (GFA) must be dedicated to storage space.</li> <li>• Service elements shall be located to minimize the negative visual, noise, odor, and physical impacts to the street environment, adjacent (on and off-site) residents or other uses, and pedestrian areas.</li> <li>• The designated spot for service elements shall be paved with concrete.</li> <li>• Appropriate enclosure of the common trash and recycling elements shall be required, as follows: <ul style="list-style-type: none"> <li>○ Screening and impact abatement in compliance with <a href="#">MMC 22C.120.160</a> is required.</li> <li>○ Preferably, service enclosures are integrated into the building itself.</li> </ul> </li> </ul>	
<p>9. Pursuant to <a href="#">MMC 22C.020.340 - 350</a>, industrial zones have the following special limitations:</p> <ul style="list-style-type: none"> <li>• Where lighted signs and illuminated areas are permitted, such illuminating devices shall be shaded and/or directed so as not to visibly create a nuisance to any property in a residential zoning classification.</li> <li>• 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.</li> <li>• Equipment or vents which generate noise or air emissions shall be located on the opposite side of the building from adjoining residentially designated properties.</li> <li>• Industrial and exterior lighting shall not be used in such a manner that it produces glare on public highways. Arc welding, acetylene-torch cutting, or similar processes shall be performed so as not to</li> </ul>	<p>Notes are provided on Administrative/CUP Site Plan.</p> <p>Lighting design by Architect or Lighting Engineer will provide at Construction Plan submittal (we know one that will do this for free if able to supply proposal for work)</p>

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<p>be seen from any point beyond the outside of the property.</p> <ul style="list-style-type: none"> <li>The storage and handling of inflammable liquids, liquefied petroleum, gases, and explosives shall comply with rules and regulations falling under the jurisdiction of the city's fire chief, and the laws of the state of Washington. Bulk storage of inflammable liquids below ground shall be permitted, and the tanks shall be located not closer to the property line than the greatest dimension (diameter, length or height) of the tank.</li> <li>Provisions shall be made for necessary shielding or other preventive measures against interference as occasioned by mechanical, electrical and nuclear equipment, and uses or processes with electrical apparatus in nearby buildings or land uses.</li> <li>Liquid and solid wastes and storage of animal or vegetable waste which attract insects or rodents or otherwise create a health hazard shall be prohibited. No waste products shall be exposed to view from eye level from any property line in an industrial district.</li> </ul>	<p>Generic note provided on Site Plan, although does not seem relevant.</p> <p>Generic note provided on site plan, P1.</p> <p>Generic note provided on site plan, P1.</p>
<p>10. Pursuant to MMC 22C.130, parking required for the proposed project would be as follows:</p> <ul style="list-style-type: none"> <li>The minimum required spaces for the "Mini-Self Storage" would be 1 space per each 50 storage cubicles/units equally distributed and proximate to storage buildings. In addition, 1 space for each 50 storage cubicles/units to be located at the project office.</li> <li>Bicycle parking shall be provided at a rate of 5% of the number of required off-street auto parking spaces for the "office" portion of the project. Design and location shall be provided in accordance with <a href="#">MMC 22C.130.060</a>.</li> <li>Per MMC 22C.130.040, a parking</li> </ul>	<p>Understood but this is a parking lot to store vehicles ☺</p> <p>Architect providing Site Design and layout Bicycle stall is provided.</p>

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<p>specific site plan is required for any proposed motor vehicle sales area and must depict the following:</p> <ul style="list-style-type: none"> <li>○ The proposed/existing buildings and appurtenances;</li> <li>○ Locations, size, shape and design of the parking spaces;</li> <li>○ Existing/proposed curb cuts or access locations;</li> <li>○ Existing/proposed illumination;</li> <li>○ Landscaping and method of irrigation;</li> <li>○ Parking lot circulation (i.e., drive aisles, turning radii, etc.);</li> <li>○ Drainage facilities;</li> </ul> <ul style="list-style-type: none"> <li>• Pursuant to MMC 22C.130.050(3)(c), all perimeter and interior landscaped areas must have continuous, cast in place or extruded protective curbs along the edges.</li> <li>• Developments must provide specially marked or paved walkways through parking lots, as depicted in MMC 22C.130.050(5)(c) Figures 1 - 4. Parking lot walkways shall allow for access so pedestrians and wheelchairs can easily gain access from public sidewalks and bus stops to building entrances through the use of raised concrete sidewalks, or pedestrian paths which are physically separated from vehicle traffic and maneuvering areas.</li> <li>• Pursuant to MMC 22C.130.050(3)(d), parking lot illumination shall be provided and comply with the following design standards: <ul style="list-style-type: none"> <li>○ 25 ft. maximum height</li> <li>○ Fixtures shall be full cut-off, dark sky rated, with lower fixtures preferable so as to maintain a human scale</li> <li>○ Pedestrian scale lighting (light fixtures no taller than 15 ft.) is encouraged in areas of pedestrian activity. Lighting shall enable pedestrians to identify a face 45 ft. away in order to promote safety;</li> </ul> </li> </ul>	<p>No motor vehicle sales on this site</p> <p>Understood. Note added to admin site plan.</p> <p>To be provided as is appropriate of this proposed use.</p> <p>Lighting by Architect or Lighting engineer to be provided with Construction Plan submittal</p>

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<ul style="list-style-type: none"> <li>○ Parking lot lighting shall be designed to provide security lighting to all parking spaces;</li> <li>○ Lighting shall be shielded in a manner that does not disturb residential uses or pose a hazard to passing traffic. Lighting should not be permitted to trespass onto adjacent private parcels nor shall light source (luminaire) be visible at the property line.</li> </ul> <p>Fixture design shall incorporate unique design features that coincide with the architectural design of the building(s)</p>	
<p>11. A detailed landscaping plan depicting all of the applicable elements outlined in MMC 22C.120.030 will be required to be submitted with your formal land use application. The following are specific design requirements outlined in Chapter 22C.120 MMC:</p> <ul style="list-style-type: none"> <li>• All landscaped areas shall be provided with an irrigation system or a readily available water supply with at least 1 outlet located within 50 ft. of all plant material.</li> <li>• Water conservation measures shall be applied as outlined in MMC 22C.120.050.</li> <li>• Stormwater management facilities require a 5 ft. L5 landscape buffer around the perimeter of the facility—<b><i>this would be required for the biocell located in the southwest corner.</i></b></li> <li>• In addition to the hardscaped screening requirements for garbage collection, dumpsters and recycling areas, a minimum 5 ft. L2 screen shall be provided around the perimeter.</li> <li>• Street trees are required to be planted along all public streets and access roads/easements and comply with the following:</li> </ul>	<p>A detailed landscaping plan is included with the submission set. Plans show location, size, botanical / common plant names, quantities, planting details to be in compliance with MMC 22C.120.</p> <p>An irrigation plan will be submitted as part of the building permit application (TBD).</p> <p>A 5 FT. / L5 landscape buffer is provided around all stormwater management facilities including the biocell at the Southwest corner of the site,</p> <p>No garbage collection required at this site. If garbage is proposed later, it will be interior to the site.</p> <p>Street trees are not required at this site. No off site street improvements required.</p>

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<ul style="list-style-type: none"> <li>○ Street trees shall be planted 5 to 8 ft. behind the sidewalk to create a continuous canopy</li> <li>○ Street trees shall meet the most recent ANSI standards for a 1 V" caliper at the time of planting and shall be spaced to provide a continuous canopy coverage within 10-years.</li> </ul> <p><b><i>This section may not be applicable—if improvements to the existing access road/easement is required then compliance with this provision would be needed.</i></b></p> <ul style="list-style-type: none"> <li>• Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility to the public. If such elements are mounted in a location visible from the street or pedestrian pathway they shall be screened with vegetation or by architectural features.</li> <li>• The landscape plan shall include maintenance provisions, as outlined in MMC 22C.120.180.</li> </ul>	<p>All utility vaults are screened and are not visible from public streets or public pathways.</p> <p>Maintenance provisions are provided aa per MMC 22C.120.180.</p>
<b>CONDITIONAL USE PERMIT REQUIREMENTS</b>	
<p>12. Demonstrated compliance with the required CUP criteria of <a href="#">MMC 22G.010.430</a>, specifically provisions (1)-(9), must be provided.</p>	<p>Please see CU Written Response with LandTech letterhead. Criteria of MMC 22G.010.430 also provided in Architects Design Standard Narrative.</p>
<p>13. Based on MMC 22C.020.070(36), Mini-Storage Facilities are subject to the development standard outlined in <a href="#">MMC 22C.170</a>. Demonstrate compliance with this section must be provided. Some particular items to note include:</p> <p><b><a href="#">MMC 22C.170.030</a> - Development Standards</b>—the interior setbacks are 10 ft.</p> <ul style="list-style-type: none"> <li>• <b><a href="#">MMC 22C.170.040</a> - Design Considerations</b> <ul style="list-style-type: none"> <li>○ <b>(1)(a)</b> - <i>Minimum roof pitch is 4:12 for buildings with less than three floors.</i></li> </ul> </li> </ul>	<p>See Architects Design Standard Narrative.</p>



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<ul style="list-style-type: none"> <li>○ <b>(1)(e)</b> - Fencing is required to be low-maintenance material and articulation at intervals no greater than 20 feet. Chain-link fencing is not permitted.</li> <li>○ <b>(1)(h)</b> - Where allowed as a conditional use in the CB and GC zones, the following regulations shall apply: <ul style="list-style-type: none"> <li>(i) Outdoor storage of trucks, boats, recreational vehicles or other types of vehicles or equipment is permitted subject to the following standards: <ul style="list-style-type: none"> <li>(A) Outdoor storage areas are not visible from abutting properties or public right-of-way through the use of buildings, or other method of solid screening; and</li> <li>(B) The area devoted to outdoor storage is less than 50 percent of the footprint of the storage building(s).</li> </ul> </li> </ul> </li> <li>○ <b>(2)</b> - Landscaping and Screening. The following landscaping and screening requirements apply to all mini-storage facilities: <ul style="list-style-type: none"> <li>(a) All setback areas shall be landscaped with a variety of trees, shrubs and ground cover plants consistent with L2 landscaping as defined under Chapter <a href="#">22C.120</a> MMC, Landscaping and Screening and; (b) A solid wall, a screening fence or a combination of both achieving a perimeter screening to a minimum of six feet in height is required and shall be located so that a minimum of 75 percent of the landscaping area is outside the fence</li> </ul> </li> </ul>	<p>Proposal is located on LI zoned property. Outdoor storage is proposed but not visible from abutting properties. The site perimeter is surrounded by buildings and landscape screening.</p> <p>Storage is covered and not considered “outdoor”.</p> <p>A continuous type L2 landscape screen is included in the application and is in compliance with MMC 22C.120. Refer to Architectural plans for all fencing locations and types.</p>
<b>GENERAL DEVELOPMENT COMMENTS</b>	
<p>14. Pursuant to MMC 22C.020.330(3), the maximum fence height in industrial zoning is 10 ft. All fences greater than 6 ft. in height require a building permit.</p>	<p>Final fence design proposal will be provided with Construction Plans. Building permit will be ascertained if Fence exceeds 6-ft in height.</p>
<p>15. Signage shall comply with Chapter 22C.160 MMC. An individual sign permit</p>	<p>Understood.</p>

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application is required to be submitted.			
16. All necessary power lines, telephones wires, television cables, fire alarm systems and other communication wires, cables or lines shall be placed in underground location either by direct burial or by means of conduit or duct. All such underground installations or systems shall be approved by the appropriate utility company and shall adhere to all governing applicable regulations including, but not limited to, the applicable City and State regulations and specific requirements of the appropriate utility pursuant to MMC Section 22G.120.270		All utilities proposed are underground.	
17. The following are the current impact fees, vesting and payment due dates:			
<b>Impact Fee Type</b>	<b>Impact Fee Rate</b>	<b>Vesting</b>	<b>Payment Due</b>
Marysville Traffic	\$2,220 per PMPHT	SEPA Determination Issuance	Prior to BP issuance
<b><i>Traffic Mitigation fees may also be due to Snohomish County Public Works</i></b>			
<b>Community Development Dept:</b> Reviewer: Michael Snook, Building Official			
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: <ul style="list-style-type: none"> <li>• Soil Classification</li> <li>• Required Drainage Systems</li> <li>• Soil Compaction Requirements</li> <li>• Type of Footings, Foundations, and Slabs Allowed</li> <li>• Erosion Control Requirements</li> <li>• Retaining Walls</li> <li>• Fill and Grade</li> <li>• Final Grade</li> </ul>		Thank you. These items will all be addressed with application for building permit.	
<b>Marysville Fire District:</b> Reviewer: Don McGhee, Assistant Fire Marshall			
The hydrants are not shown on plans. Plans do not provide hydrant flow information.		A fire hydrant has been added at the entrance of the site.	
3. Accumulation of combustible waste material is prohibited upon the site, including rubbish or weeds beneath recreational vehicles (IFC 304).		Understood, all surfacing is currently proposed with asphalt.	
4. Storage of combustible materials shall not be located within 10 feet of a lot line (IFC 315)		Understood	

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5. Fire marshal approval of fire access and fire hydrant/water supply systems is required and will be part of the civil construction plan review and approval process for this project.	Understood
7. The minimum required fire flow for hydrants protecting storage facilities is 1,500 gpm.	<p>Water Operations has performed a fire flow test as requested for the Peterson property. The results were as follows:</p> <p style="text-align: right;">Static:                    54 psi</p> <p style="text-align: right;">Residual:                50 psi</p> <p style="text-align: right;">Pitot:                     47 psi</p> <p style="text-align: right;">GPM:                      1156</p> <p style="text-align: right;">GPM @ 20 psi:        3671</p>
8. An approved water main extension is required within the site for this development (IFC 507). Fire hydrants will be required in approved locations, with maximum spacing of 300 feet apart along approved access roads. 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. Fire hydrants with approved water supply must be in service prior to storage yard operation.	Final Water Main Design will be completed with updated layout/site design.
9. Recommend the roadways be posted "FIRE LANE - NO PARKING" to maintain unobstructed emergency access.	Delineated fire lane is provided with an unobstructed 20-ft route through each Aisle. Channelization and stenciling provided throughout project.
10. Emergency access to locked gates shall be provided for firefighting operations by use of approved Knox products (IFC 504/506).	Understood, note added to plan.
11. Hazardous materials storage will not be allowed without meeting additional requirements	Understood, note added to plan.

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<p>12. The storage structures proposed will require approved fire sprinkler and alarm systems appropriate for the proposed storage occupancy. Separate fire protection system plans must be submitted to the city for fire marshal approval and submittal may be deferred from building plans – but allow 6 weeks for initial plan reviews. Building sprinkler systems require a riser room separated by fire resistive construction, and a fire department connection (FDC) in an approved location away from the building (if applicable) near a fire hydrant (FDCs to be within 3'-10' from hydrants).</p>	<p>Fire lane is provided throughout site and no buildings or elements exceed 150-ft from fire lane. Fire Sprinklers are not proposed.</p> <p>Mini-Storage facility on site may be protected by fire sprinklers as IFC amended by MMC 9.04.903.2.9</p>
<p><b>Civil Plan Review:</b> Reviewer: Shane Whitney, Civil Plan Review</p>	
<p>1. <b>Existing utilities:</b></p> <p>a. Sanitary sewer: See record drawing S98 for the sewer within Smokey Point Blvd. For the City parcel, the sewer runs along the east side of the parcel and can be found on drawing S619.</p> <p>b. Water: See record drawing W775 for the water line in Smokey Point Blvd. In regards to the City parcel, the water and storm line in the terminus of 39<sup>th</sup> Ave. NE can be found on RD325.</p> <p>c. Storm: The storm system within Smokey Point Blvd can be found on SD179.</p>	<p>Need of Civil Plan submittals</p> <p>Need for Civil Plan submittals</p> <p>May need but we are proposing full infiltration</p>
<p>2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project. <u>No extensions are necessary for this particular project.</u></p>	<p>Thank you.</p>
<p>3. <b>Frontage Improvements:</b> 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. <u>This project will not</u></p>	<p>Thank you.</p>

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<p><u>have any frontage improvements.</u></p>	
<p>4. <b><u>Access:</u></b></p> <p>a. The proposed access onto Smokey Point Blvd. will need to meet the Arterial Access Spacing Standard, see section 3-301 of the EDDS. The access may need to be limited to a right in and right-out traffic movement.</p> <p>b. The minimum width of a commercial driveway is 24-feet and the maximum is 40- feet.</p> <p>c. The access via the shared easement will need to be paved.</p>	<p>a. The Shared Driveway easement that the project/parcel takes access from is a legally established connection to Smokey Point Blvd. Access to Smokey Point Blvd from this location serves several other businesses and is the main connection serving these properties. New access locations will be required to meet the separation criteria with our legally established connection.</p> <p>b. Access width is now dimensioned.</p> <p>c. Access through the shared easement will be paved with the redevelopment of the existing western parcel. Redevelopment of this parcel will also combine access locations to the shared access easement. It is understood that these existing buildings and parcels may be under contract and will be redeveloped in the near future.</p>
<p>5. <b><u>Drainage:</u></b> All projects in the city of Marysville must comply with requirements stipulated under the MMC 14.15.040 and 14.15.050.</p> <p>a. Stormwater drainage: The city has adopted the 2019 Ecology Manual. The project as shown must be complaint with all 9 minimum requirements. The following items will need to be addressed for the site plan submittal to demonstrate that the project can be compliant with the required standards:</p> <ul style="list-style-type: none"> <li>• Must verify that the infiltration facilities and the Biocells are meeting the separation requirements from the seasonal water table.</li> <li>• A basin map for the developed condition showing the contributing areas for the biocells and the area that will be bypassed.</li> </ul> <p>b. A geotechnical report was supplied. The supplied elevation for the groundwater</p>	<p>a. Understood and all to be formal with Civil Construction Plan submittal</p> <p>a.i. An approximate groundwater table has been added on C14 Stormwater management plan and profile. Geotechnical investigation shows groundwater from 3.5' to 5' BPG. Further wet season monitoring is being conducted.</p> <p>a.ii. The basin map in the drainage report has been updated to show contributing areas.</p>

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<p>table was taken during the summer, other projects put the seasonal high about 1 foot below existing ground surface.</p> <p>c. The maximum allowed impervious surface coverage for the Zoning designation is 85%.</p>	<p>b. We have found using recorders in the piezometers actually show a real water table at 1.5' to 2' most common. Higher water tables may be indicated due to "mounding" with heavy rains. Geotech report will be updated with data.</p> <p>c. Thank you. Proposal has been about 80%</p>
<p><b>Public Works:</b>  Reviewer: Kim Bryant, Water Operations Supervisor  Tim King, Utility construction Lead II,  Ryan Keefe, Water Operations Lead II</p>	
<p>1. A hydrant assembly will be required on Aisle A in accordance with Design and Construction Standards 2-060 part D #3;</p>	<p>Hydrant shown per this criteria  A fire hydrant has been added on Aisle A.</p>
<p>2. Due to length of new water main a hydrant assembly is preferred at end of new water main instead of blow off assembly;</p>	<p>Hydrant is added instead of BO</p>
<p>3. Water details not shown.</p>	<p>Water Details will come with Civil Construction Plan submittals  C18 City of Marysville Water Details has been added to the plan set.</p>
<p><b>Marysville Police Department:</b>  Reviewer: Brad Akau, Commander</p>	
<p>The Police Department recommends the following:</p> <ul style="list-style-type: none"> <li>• The contractor/owner provides low-level lighting in all parking/pedestrian areas • The lighting footprint does not extend beyond the project area • The address should be clearly visible from the street</li> <li>• Windows to be installed to overlook the parking areas • Shrubs should be no more than three (3) feet high for visibility from windows to parking/pedestrian areas</li> <li>• Lower branches on trees to be at least seven (7) feet off the ground for visibility to the parking/pedestrian areas</li> </ul>	<p>Understood-criteria per Crime Prevention Though Environmental Design.</p>

CITY COMMENTS	LAND TECH RESPONSE
<b>Snohomish County Public Works:</b> Reviewer: Monica Sommerset	
If the development is subject to SEPA, then mitigation under the county/city interlocal agreement is required.	Traffic engineer to prepare Offer to Snohomish County per comments below
The applicant has two options for determining the development's proportionate share mitigation. The applicant may: (1) prepare a comprehensive traffic study to determine the development's proportionate share impact to the county adopted capacity improvements, or  (2) the applicant may have its proportionate share impact mitigation based on its average impact to County facilities as described in exhibit 2 of the ILA	An offer was included in the Pre-app submittal of zero dollars due to lack of impacts.  TE to verify above
If option 1 is chosen, a comprehensive traffic study is needed consistent with the attached checklist. If option 2 is chosen, the mitigation can be calculated based on \$/new ADT impacting the county road system.	See Traffic Report.
The county requests mitigation based on one of the two options identified above. A written offer is required for either option chosen and an offer form is attached for the applicant's use. Please complete Part One (Applicant) and Part Two (City) of the attached form and return it to Contact.pwCMS@snoco.org.	Form provided show no impacts so not dollar offer provided.  Form provided show no impacts so not dollar offer provided.
<b>Public Works:</b> Reviewer: Shane Freeman, Industrial Wastewater Pretreatment Technician	
All wastewater plumbing is subject to <b>MMC 14.20 PRETREATMENT REQUIREMENTS</b>	To submit with building permit. Office space will likely not require pretreatment.
<b>Public Works:</b> Reviewer: Billy Gilbert, Water Quality Lead	
Plumbing system is subject to applicable requirements of NNC Chapter 14.10 "Water	Understood

CITY COMMENTS	LAND TECH RESPONSE
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. The RPBA shall be in accordance with Design standards 2-151-002	Understood—details with Civil Construction Plans A RPBA has been added to downstream of proposed water meter. The detail has been added on C18 City of Marysville Water Details
A Double Check Detector Assembly (DCDA) is required for any fire line that is connected to the city’s water system.	Understood—details with Civil Construction Plans A DCDA detail has been added on C18 City of Marysville Water Details.
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 DVA may be installed in an in-ground meter type box or vault. In accordance with Design standards 2-15-001	Understood—details with Civil Construction Plans
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.,	Understood—
Testing of all backflow 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.	Understood—