



October 2, 2023

Merle Ash  
Land Technologies, Inc.  
18820 3<sup>rd</sup> Avnue NE  
Arlington, WA 98223

Re: 163 RV – *Technical Review 1*  
PA 23016

Dear Merle,

After preliminary review of the above referenced proposal, the following comments have been prepared:

**City of Marysville Community Development – Planning Division**

Chris Holland, Planning Manager  
360.363.8207  
[cholland@marysvillewa.gov](mailto:cholland@marysvillewa.gov)

1. Provide File Number PA23016 on all future site, civil and landscape plan submittals.
2. A preliminary critical areas enhancement and mitigation plan, designed in accordance with [MMC Chapter 22E.010 Critical Areas Management](#), shall be required to be submitted.
3. A Natural Growth Protection Area Easements (NGPAE) shall be required to be recorded, prior to granting occupancy permits.
4. A preliminary illumination plan, designed in accordance with [MMC 22C.130.050\(3\)\(d\)](#), shall be required to be submitted.
5. Prior to issuing building permits, the applicant shall be required to demonstrate compliance with the applicable building design provisions outlined in [MMC 22C.020.245](#) and [MMC 22C.170.040](#). Design review will be conducted at the time of building permit submittal. Color elevation drawings for all structures shall be required to be submitted with the building permit application.

Additionally, please provide a detail of the proposed wash station, as this appears to be visible from the entryway.

6. The site plan shall be amended, as follows:
  - a. A minimum 5 foot raised concrete pedestrian path shall be provided from the Leasing Office to Smokey Point Boulevard.
  - b. A minimum 26 foot wide paved access shall be provided from the development site to Smokey Point Boulevard.
  - c. Provide a detail of the proposed fencing on the site and civil plans. Fencing is required to be low-maintenance material and articulation at intervals no greater than 20 feet.

- d. Security fencing is proposed adjacent to the critical areas buffer, therefore, the split rail fence can be eliminated. NGPA Fencing shall be required to be placed on the security fencing and spaced 1 per 100 feet.
  - e. Pursuant to [MMC 22C.170.040\(h\)\(i\)\(B\)](#), the area devoted to outdoor storage is less than 50 percent of the footprint of the storage building(s). Provide this calculation on the site plan.
  - f. Provide the location for solid waste and recyclables collection. Contact Kristy Beedle, Solid Waste Supervisor, 360.36.8152 [kbeedle@marysvillewa.gov](mailto:kbeedle@marysvillewa.gov), for enclosure size and design requirements.
  - g. Provide an auto-turn exhibit demonstrating the Emergency Service vehicles, RV's, trucks and trailers can navigate through the site.
7. The landscape plan shall be amended, as follows:
- a. Street trees shall be required to be planted at a rate of 1 per 30 feet of frontage along the access drive from the proposed development to Smokey Point Boulevard, and comply with the following:
    - i. Street trees shall be planted 5 to 8 ft. behind the sidewalk to create a continuous canopy.
    - ii. Street trees shall meet the most recent ANSI standards for a 1 ½" caliper at the time of planting and shall be spaced to provide a continuous canopy coverage within 10-years.
  - b. Add location of bike racks and provide detail. The bike racks will need to be installed on a concrete pad.
  - c. Add the following note:
 

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.
  - d. An irrigation plan shall be required to be provided.

**City of Marysville Public Works – Engineering Services**

Shane Whitney, Civil Plan Reviewer  
 360.363.8227  
[swhitney@marysvillewa.gov](mailto:swhitney@marysvillewa.gov)

- 8. Existing Utilities:
  - 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.
  - 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 39th Ave. NE can be found on RD325.
  - c. Storm: The storm system within Smokey Point Blvd can be found on SD179.
- 9. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project. No extensions are necessary for this particular project.
- 10. Frontage Improvements: 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. This project will not have any frontage improvements.

11. Access:
  - a. The minimum width of a commercial driveway is 24-feet and the maximum is 40-feet.
  - b. The access via the shared easement will need to be paved. If it is not paved by adjacent development prior to this project getting underway, the storage facility will be required to pave the roadway.
12. 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. The project as shown must be compliant with all 9 minimum requirements. The supplied report demonstrates general compliance with required standards. A complete review will take place with the grading permit.
  - b. For the civil plan submittal, the winter groundwater monitoring results will be necessary.
  - c. The maximum allowed impervious surface coverage for the Zoning designation is 85%.
13. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.
14. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.
15. 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.
16. Engineering construction plan review fees are required in accordance with MMC 22G.030.020 and are due prior to release of approved civil construction plans. The construction plan review fees are increasing on October 1, 2023.
17. Engineering construction inspection fees are required in accordance with MMC 22G.030.020. The construction inspection fees are increasing on October 1, 2023.
18. 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 a completed grading permit application, 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. The following review times apply:
  - a. First review = 5 weeks
  - b. Subsequent reviews = 3 weeks
19. 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.

**City of Marysville Public Works – Operations**

Kim Bryant, Water Operations Supervisor  
360.363.8163  
[kbryant@marysvillewa.gov](mailto:kbryant@marysvillewa.gov)

Tim King, Utility Construction Lead II  
360.363.8264  
[tking@marysvillewa.gov](mailto:tking@marysvillewa.gov)

Ryan Keefe, Water Operations Lead II  
360.363.8168  
[rkeefe@marysvillewa.gov](mailto:rkeefe@marysvillewa.gov)

- 20. Only one gate valve will be needed at water main live tap.

**City of Marysville Public Works – Water Resources - WWTP**

Billy Gilbert, Water Quality Lead  
360.363.8143  
[bgilbert@marysvillewa.gov](mailto:bgilbert@marysvillewa.gov)

- 21. Plumbing system is subject to applicable requirements of MMC Chapter 14.10 “Water Supply Cross-Connections” and WAC 246-290-490.
- 22. 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.
- 23. A Double Check Detector Assembly (DCDA) is required for any fire line that is connected to the city’s water system.
- 24. A Reduced Pressure Backflow Assembly (RPBA) is required immediately downstream of any irrigation meter and in an above ground hotbox if a chemical/fertilizer injection system is installed. If the irrigation system is not chemically injected, a DCVA is sufficient for this application. The DCVA may be installed in an in-ground meter type box or vault. In accordance with Design Standards 2-15-001.
- 25. 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.
- 26. Testing of all backflow prevention assemblies, by a Washington State Certified Backflow Assembly Tester, is required prior to occupancy use per MMC 14.10.120. Test report shall be forwarded to the City of Marysville Water Quality Office, prior to occupancy.

**City of Marysville Public Works – Water Resources**

Ryan Carney, Surface Water Inspector  
360.363.8140  
[rcarney@marysvillewa.gov](mailto:rcarney@marysvillewa.gov)

- 27. The City has adopted the 2019 Stormwater Management Manual for Western Washington. UIC rules apply to infiltration trenches, see Volume I chapter 4 UIC Program. Contact the Department of Ecology for permitting information.
- 28. For commercial projects triggering minimum requirements #6 Runoff Treatment and #7 Flow Control will be required to record a covenant/easement for all of the facilities that will become privately owned and maintained (attached). A draft should be submitted with Civil Plan review documents. An online copy of this form can be found by visiting the City

web site: <http://www.marysvillewa.gov/96/Community-Development> then clicking on "Permit applications, forms and fees" then "Engineering Services."

**City of Marysville Public Works – Engineering**

Jesse L. Hannahs, PE, Traffic Engineering Manager  
360.363.8287  
[jhannahs@marysvillewa.gov](mailto:jhannahs@marysvillewa.gov)

29. Traffic impact fees will be required from the City and depending on trip generation/distribution, may be required from the County and State.
30. TIA is acceptable.

**City of Marysville Community Development – Building Division**

Michael Snook, Building Official  
360.363.8210  
[msnook@marysvillewa.gov](mailto:msnook@marysvillewa.gov)

31. Applicant shall comply with any and or all provisions the 2018 Edition of the International Building, Residential, Mechanical, 2018 Uniform Plumbing Codes, and current Washington State Amendments, or 2021 International Codes and Uniform Plumbing code if submitted after March 15, 2024.
32. All plans and permit applications will be required to be submitted electronically as part of their submittal process. One (1) complete set of building plans, structural calculations, and 2018 Washington State Energy Code work sheets. 2021 Washington State Energy Codes required if submitted after March 15, 2024.
33. Contact our office if you have questions in regards to permit applications, checklists and/or handouts that you and/or your design team will be preparing plans for on your project.
34. If any demolition of structures is proposed, and you are unsure if permit/s will be required for the removal of any existing structures. Please contact the Building Division at 360-363-8100, to ask any specific questions. An asbestos report will be required for each demo permit.
35. Separate permits will be required for any proposed rockeries or underground storm vaults. One (1) complete set of building plans, structural calculations, site plan, and Geotech Report are to be submitted for review.
36. A grading permit will be required. A Geotechnical report shall be submitted to the City for this project. This is to be an in-depth report to address the following:
  - a. Soil Classification
  - b. Required Drainage Systems
  - c. Soil Compaction Requirements
  - d. Type of Footings, Foundations, and Slabs Allowed
  - e. Erosion Control Requirements
  - f. Retaining Walls
  - g. Fill and Grade
  - h. Final Grade
37. The building structure will be required to be designed under the 2018 IBC, Chapter 16, and Structural Design Requirements. Or 2021 IBC if submitted after October 29, 2023.

The seismic zone criteria is to be established under the guidelines of a Washington State Licensed Architect and/or Structural Engineer.

38. Please provide scaled floor plans with square footage.
39. Show on the plans the type of building materials proposed, and if required, what type of fire-resistant construction will be required.
40. Site plan is to show the distance from the proposed structure to the property lines, from all sides of the building.
41. A Fire Sprinkler system will be required. The applicant is to verify this requirement with the Fire Marshal's Office.
42. All Electrical installations are to be permitted, inspected and approved through the City. The current code is NEC 2020 with WCEC Amendments. A separate application, plans, and plan review will be required.
43. Special Inspection will be required. The list of the type of inspections shall be indicated on the plans by the Engineer of Record. The owner is to notify the City of the registered special inspection agency prior to permit issuance.
44. Building application for plan review will be approximately 4-6 weeks for first-time plan review comments.

### **Marysville Fire District**

Don McGhee, Assistant Fire Marshal  
360.363.8500  
[dmcghee@mfdrrfa.org](mailto:dmcghee@mfdrrfa.org)

45. The water plan shows an 8" DI water main extension to the site with one hydrant at the entrance into the storage yard. The plans do not show the water line loop or hydrants within the storage yard.
46. Plans appear to comply with fire code requirements for access.
47. 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).
48. 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.
49. The project shall comply with the current fire code requirements (2018 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 501 Delta Avenue.
50. Storage of combustible materials shall not be located within 10 feet of a lot line (IFC 315).
51. 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.

52. Recommend the roadways be posted "FIRE LANE - NO PARKING" to maintain unobstructed emergency access.
53. Emergency access to locked gates shall be provided for firefighting operations by use of approved Knox products (IFC 504/506).
54. Hazardous materials storage will not be allowed without meeting additional requirements.

**Snohomish County Public Works**

Monica Summerset, Associate Land Development Analyst  
425.262.2860  
[contact.pwCMS@snoco.org](mailto:contact.pwCMS@snoco.org)

55. The SnoCo Mitigation Offer (E015 in 163 RV Storage) is an older version and the Applicant will need to complete Part 1 of the attached Generic Offer Form. The City of Marysville will need to complete Part 2 when the City of Marysville accepts the offer.

**Washington State Department of Fish and Wildlife**

Morgan Krueger, Land Use Environmental Planner, Habitat Division  
206.707.5434  
[morgan.krueger@dfw.wa.gov](mailto:morgan.krueger@dfw.wa.gov)

56. Seeing as the 'non-regulated ditch' (in red in image below) on the north side of the project area is directly hydrologically connected to the segment labeled Type F on the east side of the project, I would also consider this 'ditch' segment a type F stream, and therefore would recommend the project use the corresponding buffer distance. Fish life must be protected where it occurs, even in channels (WAC 222-16-030). Could you specify what it is about this stream segment that differs from the adjacent type F segment?
57. I see that there is no mitigation for impacts in these reports. I am assuming no impact to critical areas or their buffers is occurring?
58. I am worried that storm water runoff is not being treated before heading to the wetland and type F stream during construction. From the reports, it sounds like this site and many of the sites adjacent have some pretty serious contaminant issues from past dumping/hazardous chemical use. The reports do not seem to give sufficient evidence of

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After you have had an opportunity to review the technical review comments, 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. I you have any questions, please contact me at 360.363.8207, or by e-mail at [cholland@marysvillewa.gov](mailto:cholland@marysvillewa.gov).

Sincerely,

***Chris Holland***

Chris Holland  
Planning Manager

e-copy: Haylie Miller, CD Director  
Richard Peterson, applicant

Attachment: SnoCo Traffic Mitigation Offer Form