



Date: February 5, 2024


To:

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

Response to Comments

Project Name: 163 RV Technical Review 1
 Project File Number: PA 23016
 Review Completion: October 2, 2023

CITY COMMENTS	LAND TECH RESPONSE
Community Development-Planning Division: Reviewer: Chris Holland, Planning Manager	
1. Provide File Number PA23016 on all future site, civil and landscape plan submittals.	File Number PA 23016 has been added on drainage report and civil plans.
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.	Buffer Mitigation plan is provided from Wetland Resources. See "Buffer Restoration Plan 163 RV Storage"
3. A Natural Growth Protection Area Easements (NGPAE) shall be required to be recorded, prior to granting occupancy permits.	Understood
4. A preliminary illumination plan, designed in accordance with MMC 22C.130.050(3)(d) , shall be required to be submitted.	See Architectural Site Plan A-1 for Preliminary Lighting Plan.

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<p>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.</p> <p>Additionally, please provide a detail of the proposed wash station, as this appears to be visible from the entryway.</p>	<p>Acknowledged. Color Elevations presented here will also be submitted with the Building Permit Applications.</p> <p>The wash station has been relocated to the west end of canopy 1 and will be connected to sanitary sewer. It will have a cover to prevent rainwater from entering the sewer system.</p>
<p>6. The site plan shall be amended, as follows:</p> <ul style="list-style-type: none"> 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. 	<p>Would not be feasible given existing tenant use. A at-grade paved path could be feasible given existing site and the multiple users. This project has an easement for access but does not own the site and cannot interfere with existing businesses and current uses. A raised sidewalk would definitely impact their current access.</p> <p>This is totally impractical given existing use of the the site being crossed by this road. As can be seen in the</p>  <p>photo, building up this road would severely compromise existing uses. First, this applicant only has an easement and does not own this access. Second, the City would also have to ignore SWM criteria. If access for the whole site being crossed (not just the road), is not available in the City's Regional Facility, the road would require at least 3' of fill to hope to provide treatment and flow control for runoff. That would cutoff existing access to the different businesses</p>

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<p>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.</p> <p>d. Security fencing is proposed adjacent to the critical area buffer; therefore, the split rail fence can be eliminated. NGPA Fencing signs shall be required to be placed on the security fencing and spaced 1 per 100 feet.</p> <p>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.</p>	<p>currently using the existing road. This proposed project 163 RV site also was denied access to the Regional System and would be a conflict to say there is room for the adjacent site. Update, there is not room in the Regional System.</p> <p>The only way to sensibly develop the road requested, would be with the re-development of the site. The site is available for purchase (price currently a little too high) with an interested buyer. With most new Owner's, this site will be redeveloped to higher and better use.</p> <p>A specification for our proposed tamper-proof fencing has been provided with this submittal.</p> <p>Good call, split rail fence callout has been dropped.</p> <p>Outdoor Storage along with the Canopy Areas will exceed the 50% criteria. The Covered Canopy RV storage areas are nearly 3 times the totally enclosed areas. Calculations shown on P1 of site plans.</p> <p>However, the enclosed storage areas do provide a perimeter screen of these canopy areas. Walls are being added to the west and east end of the canopy RV storage areas to further block views to an Open Storage. Per MMC 22C.170.040(1)(h)(i)(A), outdoor storage of boats or recreational vehicles, when a solid screen is provided, so outdoor storage is not visible from abutting properties can be allowed.</p> <p>Elevations of the canopies and these end walls to be provided by architect.</p> <p>This is an RV Storage project trying to adopt the Code written for mini-storage facilities. There are several incongruencies in trying to make the adaptations.</p>

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<p>f. Provide the location for solid waste and recyclables collection. Contact Kristy Beedle, Solid Waste Supervisor, 360.36.8152 kbeedle@marysvillewa.gov, for enclosure size and design requirements.</p> <p>g. Provide an auto-turn exhibit demonstrating the Emergency Service vehicles, RV's, trucks and trailers can navigate through the site.</p>	<p>A Trash Service Area has been designated in Building A near the office. It will be enclosed in the building envelope and accessed via a roll-up door facing the customer parking</p> <p>C20 AutoTurn – Vehicle Tracking plan has been added to the plan set.</p>
<p>7. The landscape plan shall be amended, as follows:</p> <p>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:</p> <p>i. Street trees shall be planted 5 to 8 ft. behind the sidewalk to create a continuous canopy.</p> <p>ii. Street trees shall meet the most recent ANSI standards for a 1 VV' caliper at the time of planting and shall be spaced to provide a continuous canopy coverage within 10-years.</p> <p>b. Add location of bike racks and provide detail. The bike racks will need to be</p>	<p>As per earlier arguments, this project cannot build the access road as requested. I am not sure the Street trees should be an element of Commercial Access Roads. In this case, this is primarily a Parking Lot Drive Aisle and should be subject to the Parking Lot Landscape Standards.</p> <p>Any trees at this time would significantly impact the existing uses and this applicant as no right to do that.</p> <p>A bike rack is shown just west of the Leasing Office and is set on a concrete pad.</p>

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<p>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.</p>	<p>Thank you</p>
<p>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.</p> <p>This project will not have any frontage improvements.</p>	<p>Thank you</p>
<p>11. Access:</p> <p>a. The minimum width of a commercial driveway is 24-feet and the maximum is 40-feet.</p> <p>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.</p>	<p>Thank you—Existing Driveway cut meets this criteria</p> <p>Paving it will require SWM and to provide SWM will require at least 3' of fill for the road—very impactable given existing use. This project only has an easement across property.</p> <p>Complications for SWM and adding this pavement makes this infeasible at this time. This needs to be done with the re-development of the whole site.</p>
<p>12. Drainage: All projects in the city of Marysville <u>must</u> 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 compliant with all 9 minimum requirements. The</p>	<p>The site as proposed is providing treatment and infiltration per the code.</p> <p>This very code criteria, does make the offsite work requested infeasible until the whole offsite parcel is re-developed.</p>

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<p>supplied report demonstrates general compliance with required standards. A complete review will take place with the grading permit.</p> <p>b. For the civil plan submittal, the winter groundwater monitoring results will be necessary.</p> <p>c. The maximum allowed impervious surface coverage for the Zoning designation is 85%.</p>	<p>Piezometers were installed but lost—new monitoring to take place this winter. Will have for civil plan submittal</p> <p>Proposed impervious area calculation and maximum impervious area have been added under Land Disturbing Area on P1 Administrative Site Plan. Proposed Plan shows less than 80% impervious surface coverage.</p>
<p>Public Works - Operations: Reviewer: Kim Bryant, Water Operations Supervisor Tim King, Utility Construction Lead II Ryan Keefe, Water Operations Lead II</p>	
<p>20. Only one gate valve will be needed at water main live tap.</p>	<p>The number of gate valve has been updated to one at the water main live tap.</p>
<p>Public Works – Water Resources - WWTP: Reviewer: Billy Gilbert, Water Quality Lead</p>	
<p>21. Plumbing system is subject to applicable requirements of MMC Chapter 14.10 “Water Supply Cross-Connections” and WAC 246-290-490.</p>	<p>Understood</p>
<p>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.</p>	<p>A RPBA per Design standards 2-151-002 has been added downstream of a proposed water meter. Detail 2-151-002 has been added on C19 City of Marysville Water Details.</p>
<p>23. A Double Check Detector Assembly (DCDA) is required for any fire line that is connected to the city's water system.</p>	<p>This is not the Fire Line, the DCDA is different for the irrigation line and the Fire Line. This DCDA is per 2-151-001</p>
<p>24. A Reduced Pressure Backflow Assembly (RPBA) is required immediately downstream of any</p>	<p>No chemicals are to be added to irrigation water.</p>

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<p>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 2-153-001.</p>	<p>A Double Check Detector Valve (DCVA) detail 2-153-001 has been added on C19 City of Marysville Water Details</p>
<p>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.</p>	<p>Contractor will notify</p>
<p>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.</p>	<p>Testing to be provided after installation by Certified Tester</p>
<p>Public Works – Water Resources - WWTP: Reviewer: Ryan Carney, Surface Water Inspector</p>	
<p>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.</p>	<p>Understood. This is a registration exercise that will be done with building permits.</p>
<p>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 website: http://www.marysvillewa.gov/96/Community-</p>	<p>Covenant/easement will provide a draft of said document with submittal of Engineering Plans</p>

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<p>Development</p> <p>then clicking on “Permit applications, forms and fees” then “Engineering Services.”</p>	
<p>Public Works – Engineering: Reviewer: Jesse L. Hannahs, PE, Traffic Engineering Manager</p>	
<p>29. Traffic impact fees will be required from the City and depending on trip generation/distribution, may be required from the County and State.</p>	<p>Understood</p>
<p>30. TIA is acceptable.</p>	<p>Thank you</p>
<p>Community Development – Building Division: Reviewer: Michael Snook, Building Official</p>	
<p>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:</p> <ul style="list-style-type: none"> 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 	<p>Geotech Report has been submitted</p>
<p>40. Site plan is to show the distance from the proposed structure to the property lines, from all sides of the building.</p>	<p>Distance labels have been added on P1 Administrative Site Plan.</p>
<p>41. A Fire Sprinkler system will be required. The applicant is to verify this requirement with the Fire Marshal's Office.</p>	<p>Understood</p>

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Fire District: Reviewer: Don McGhee, Assistant Fire Marshal	
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.	Loop and Hydrants added.
46. Plans appear to comply with fire code requirements for access.	Thank you
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).	Riser Rooms are shown in the Leasing Office with line back to FDC near the hydrant at the entry to the site.
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.	Water Loop and Hydrants per City Standards added to the plans
49. The project shall comply with the current fire code requirements (2018 IFC) including WA State and local City of	Understood

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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).	Understood
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.	Understood
52. Recommend the roadways be posted "FIRE LANE - NO PARKING" to maintain unobstructed emergency access.	Fire lane will be striped and labeled as required by the local Fire Marshal. <i>Note this is a request and not a "demand"</i>
53. Emergency access to locked gates shall be provided for firefighting operations by use of approved Knox products (IFC 504/506).	Locked gates to use Knox Products A note regarding the Knox Box with Key has been added to the Architectural Site Plan
54. Hazardous materials storage will not be allowed without meeting additional requirements.	No hazardous materials are to be stored onsite.
Snohomish County Public Works: Reviewer: Monica Summerset, Associate Land Development Analyst	
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.	Snohomish County Offer included in this submittal.
Washington Stated Dept. of Fish & Wildlife: Reviewer: Morgan Krueger, Land Use Environmental Planner, Habitat Division	
56. Seeing as the 'non-regulated ditch' (in red in image below) on the north side	This is a non-regulated ditch as has been delineated and no buffer required.

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<p>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?</p>	
<p>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?</p>	<p>Buffer mitigation to wetland required as Biocell is in outer 25'</p>
<p>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</p>	<p>Stormwater runoff from pollutant generating surfaces are being treated per the plans and reports.</p>