



COMMUNITY DEVELOPMENT DEPARTMENT
501 Delta Avenue ♦ Marysville, WA 98270
(360) 363-8000

March 5, 2024

Merle Ash
Land Technologies, Inc.
18820 3rd Ave NE
Arlington, WA 98223

Re: 163 RV Storage – PA23-016 – Technical Review 2

Dear Merle,

After review of the preliminary Site Plan Review, the Planning Division has the following comments:

1. The proposed trash enclosure may not be located within a building. Trash enclosures must be sited and designed in accordance with [MMC 22C.120.160](#) and [MMC 22C.020.320](#). Please contact Kristy Beedle, Solid Waste Supervisor (kbeedle@marysvillewa.gov or 360.363.8152) for enclosure size and design requirements.
2. Provide specifications for the proposed security fence. The plans currently do not provide the proposed height or material proposed.
3. A revised preliminary landscape plan was not provided with the latest submittal. A final landscape plan, along with a site illumination plan and irrigation plan, is required to be submitted with civil construction plan review.
4. Staff has reviewed and concurs with the findings of the Buffer Restoration Plan prepared by Wetland Resources, Inc, dated January 17, 2024.

Once the above amendments have been completed, please provide an electronic copy for review. If you have any questions, please contact me at 360.363.8216 or by e-mail at emorgan@marysvillewa.gov

Respectfully,

Emily Morgan

Emily Morgan
Senior Planner

ECC: Chris Holland, Planning Manager
Haylie Miller, CD Director
Richard Peterson, applicant



MARYSVILLE
WASHINGTON

PUBLIC WORKS DEPARTMENT
501 Delta Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX

MEMORANDUM

To: Emily Morgan, Senior Planner

From: Shane Whitney, Civil Plan Review

RE: 163 RV Storage, File# PA23-016
RV / Boat Storage, Self-Storage & Office
Parcel #'s 31052800301600 & 700

Date: March 4, 2024

The following comments are offered after review of the above revised application. Some of the comments are holdovers and will apply through the life of the project. New comments or comments that still need to be addressed will be in a ***bold italic*** font.

1. 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.
2. **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.
3. **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. ***Planning has agreed that at this time it is not necessary for the shared access to be paved in its entirety.***
4. **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. In the civil submittal please include the updated groundwater monitoring results.*
- c. Although I don't anticipate any issues, a conveyance analysis will also be necessary with the civil submittal.*

Other Comments:

- 5. ***The trash dumpster cannot be located within the building.***
- 6. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC and with Chapter 3 of the EDDS.
- 7. A right of way use permit for all work proposed within City right of way is required. Cost for the ROW permit is \$648.00. ROW permit fees must be paid before right of way permit issuance.
- 8. 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:
\$976 plus a \$2000 deposit are due for submittal of the grading permit.
Review fee of \$130 per hour will be charged against the deposit.
- 9. 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:
Inspection services are charged at \$130 per hour with a \$2500 deposit prior to permit issuance.
- 10. 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, I will provide you a link to where the items can be uploaded to.
 - a. Review timing:
 - i. First review = 5 weeks
 - ii. Second review = 3 weeks
 - iii. Third review = 3 weeks
 - iv. Subsequent reviews repeat the above schedule.
- 11. 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.

If you have additional questions regarding the above comments, please contact me at (360) 363-8227 or at swhitney@marysvillewa.gov.

cc: Joshua King, PE, Engineering Services Manager



Marysville Fire District

YOUR RISK PREVENTION TEAM
1094 Cedar Avenue, Marysville WA 98270

Phone (360) 363-8500
Fax (360) 659-1382

To: Richard Peterson, Merle Ash
From: Don McGhee, Assistant Fire Marshal
Date: March 7, 2023
Subject: PreA23-007 163 RV Storage 16300 Smokey Pt. Blvd.

I have completed a review of the plans for this project proposing development of a 10-acre site for use as a storage yard. The project narrative states proposed use is 337 RV and Boat Storage units, 35 Self-Storage units, 6 open spaces and a 900 square foot office. The RV and Boat units will be a mixture of Enclosed Storage and Covered Canopy Storage.

The site plan shows one 24' wide driveway access off Smokey Point Blvd., with a 33' to 54' wide drive aisle circulating through the site. The water plan shows an 8" DI water main extension into the site. The hydrants are not shown on plans. Plans do not provide hydrant flow information.

Plans appear to comply with fire code requirements for access. Comments related to fire code compliance are noted below.

1. The city address committee will determine approved address numbers for the site.
2. 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 510 Delta Avenue.
3. Accumulation of combustible waste material is prohibited upon the site, including rubbish or weeds beneath recreational vehicles (IFC 304).
4. Storage of combustible materials shall not be located within 10 feet of a lot line (IFC 315).
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.

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6. **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 storage yard operation (IFC 507). Check with the city Public Works Dept. for water system information.**
7. The minimum required fire flow for hydrants protecting storage facilities is 1,500 gpm.
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.
9. Recommend the roadways be posted "FIRE LANE - NO PARKING" to maintain unobstructed emergency access.
10. Emergency access to locked gates shall be provided for firefighting operations by use of approved Knox products (IFC 504/506).
11. Hazardous materials storage will not be allowed without meeting additional requirements.
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).**

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MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Emily Morgan, Senior Planner

FROM: Kim Bryant, Water Operations Supervisor
Tim King, Utility Construction Lead II
Ryan Keefe, Water Operations Lead II

DATE: February 28th, 2024

SUBJECT: 163 RV Storage, PA23-016

Public Works Operations has reviewed the 163 RV Storage submittal and has the following comments:

1. Per Design and Construction standards 2-060 part D #4, hydrant assemblies within a commercial setting spacing shall not exceed 300'.

If the applicant has any questions about these comments, I can be contacted at (360) 363-8163 or kbryant@marysvillewa.gov.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Emily Morgan, Senior Planner
FROM: Ryan Carney, Surface Water Inspector
DATE: 2/22/2024
SUBJECT: PA23-016 163 RV Storage

1. 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.)

2. For commercial and multifamily 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."

If you have questions regarding these comments, please contact me at 360-363-8140 or rcarney@marysvillewa.gov.

cc: Nate Dickey, Storm/Sewer Supervisor

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



Stormwater Covenant and Easement

Community Development Department 80 Columbia Avenue Marysville, WA 98270

(360) 363 -8100 Phone (360) 651-5099 FAX Office Hours: Monday – Friday 7:30 AM -4:00 PM

Instructions Page

For the Developer:

Does your Project trigger minimum requirements #6 Runoff Treatment, or #7 Flow Control AND the facility(ies) will be on private property?

If “no” then this covenant does not need to be recorded.

Otherwise, please complete the enclosed documents. The draft document should be submitted for review with the other civil plan documents. It does not need signatures at that time. Exhibit B- Facilities Maintenance Plan should include a map showing where the storm water features are located on the property and describe the maintenance requirements. Once the infrastructure is built, review the document. If construction altered the stormwater utility layout update the appropriate information. The documents must be signed by all parties with an ownership interest in the property (include additional signature blocks and notary acknowledgement forms as necessary). Have the final document signatures notarized. Record before final occupancy is issued.

Recording notes:

- Do not write within the one-inch border
- Type or print legibly and in an easily readable font
- Print documents single sided and provide original copies with original signatures

When Recorded, Return to:

City of Marysville
Community Development
80 Columbia Ave
Marysville, WA 98270

Stormwater Covenant and Easement
(MMC 14.15.155)

DOCUMENT TITLE: <i>Project Name</i> Stormwater Covenant and Easement
Grantor: <i>Property Owner Name</i>
Grantee: CITY OF MARYSVILLE, a Municipal Corporation
Legal Description (abbreviated):
Assessor's Parcel(s):
Address:
Reference Number(s):
City of Marysville Project No: City of Marysville Building Permit No:
Note The Auditor/Recorder will rely on the information provided on this form. City staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

Stormwater Covenant and Easement (MMC 14.15.155)

This Stormwater Covenant and Easement (the “Agreement”) is executed in favor of the City of Marysville (the “City”) by the undersigned owner(s) (the “Grantor”) of the following described real property situated in the City of Marysville, Snohomish County, State of Washington (the “Property”) (insert complete legal description):

(attach Exhibit A if necessary to fit full legal description)

WHEREAS, pursuant to Marysville Municipal Code Chapter 14.15, as may be hereafter amended, a condition of developing the Property requires that it have adequate stormwater drainage; and

WHEREAS, the Grantor has installed a private storm drainage system for the Property; and

WHEREAS, such a private storm drainage system will require ongoing maintenance as detailed in the approved Facility Maintenance Plan to ensure it operates as designed;

WHEREAS, the private storm drainage system includes the following specified drainage control facilities, which are documented in the drainage control plan drawing(s), as amended by record drawing(s) on file with the City of Marysville. The following runoff treatment or flow control facilities are onsite:

	Detention or Infiltration Pond		BMP T8.20 Sand Filter vault
	Detention or Infiltration Vault		BMP T8.30 Linear Sand Filter
	BMP T5.15 Permeable Pavements		BMP T8.40 Media Filter Drain
	Detention Tank/Pipes		BMP T9.10 Basic Biofiltration Swale
	BMP T5.16 Tree Retention and Tree Planting		BMP T9.20 Wet Biofiltration Swale
	BMP T5.17 Vegetated Roofs		BMP T9.30 Continuous Inflow biofiltration Swale
	BMP T5.20 Rainwater Harvesting		BMP T9.40 Basic Filter Strip
	BMP T5.30 Full Dispersion area		BMP T10.10 Wetponds-Basic and Large
	BMP T6.10 Presettling Basin		BMP T10.20 Wetvaults
	BMP T7.10 Infiltration Basins		BMP T10.30 Stormwater Treatment Wetlands
	BMP T7.20 Infiltration trenches		BMP T10.40 Combined Detention and Wetpool Facilities
	BMP T7.30 Bioretention Cells, Swales and Planter Boxes		BMP T11.10 API (Baffle type) Separator bay
	BMP T7.40: Compost-amended Vegetated Filter Strips (CAVFS)		BMP T11.11 Coalescing Plate (CP) Separator Bay

	BMP T8.10 Basic Sand Filter basin	Ecology approved Emerging Technology Manufacturer: Device Name:
	BMP T8.11 Large Sand Filter basin	

Now, therefore, the Grantor, on behalf of Grantor and Grantor's heirs, successors, and assigns, agrees to the following and hereby creates a covenant running with the land that shall be binding upon all parties and their heirs, successors, and assigns forever:

- (1) The Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns, agrees to and shall:
 - (a) inspect and maintain the above described drainage control facilities in accordance with the provisions of Marysville Municipal Code (MMC) Title 14, the approved Facility Maintenance Plan (attached hereto as Exhibit B and incorporated by this reference), and any other provisions applicable to the facilities, as now and hereafter in effect;
 - (b) implement the terms of the drainage control plan required for development; and
 - (c) inform all future purchasers, heirs, successors, and assigns of the existence of the drainage control facilities and other elements of the drainage control plan and the limitations of the drainage control facilities.

- (2) The Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns, hereby grants permission for authorized representatives of the City of Marysville to enter onto the Property for inspection, monitoring, correction, or abatement of conditions related to the Property's drainage control plan, drainage control facilities, MMC Title 14, or any other MMC provision applicable to drainage control, as now and hereafter in effect.

- (3) If the private storm drainage system is not maintained in accordance with the approved or record drawing design, the Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns grants the City the right to inspect and repair the system and assess reasonable costs for the work that may be charged against the Property, the Property owner, or any beneficiary.

- (4) The Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns:
 - (a) Agrees and acknowledges that the City is not responsible for the adequacy or performance of the drainage control plan or the drainage control facilities;
 - (b) Agrees to accept any and all risks of harm, loss, injury, or damage related to the drainage control plan or the drainage control facilities; and
 - (c) Hereby waives any right to assert any and all present and future claims against the City, whether known or unknown, for any harm, loss, injury, or damage occurring either on or off the Property, related to the drainage control plan, the drainage control facilities, or drainage

or erosion on the Property, except only for such harm, loss, injury, or damage that directly results from the sole negligence of the City.

- (5) This Agreement shall be recorded in the real estate records of the Auditor's Office of Snohomish County, Washington. If any provision of this Agreement is held invalid, the remainder of the Agreement is not affected.
- (6) The obligations of the Grantor and each of the Grantor's heirs, successors, and assigns under this Agreement shall terminate when that person sells, devises, or transfers the Property, or his or her interest therein, unless the obligation arises out of a claim of negligence or intentional act of that person.

Now, therefore, to this end, the Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns, hereby grants a perpetual easement to the City of Marysville and its authorized representatives to enter the Property, inspect the private storm drainage system, and make necessary repairs, with any expenses incurred being chargeable against the Property, the Property owner, and any beneficiary.

By: _____ Date: _____

Type signer's name here, Type signer's title or affiliation

Type company name here

Type address here

Type City, State, Zip here

By: _____ Date: _____

Type signer's name here, Type signer's title or affiliation

Type company name here

Type address here

Type City, State, Zip here

ACKNOWLEDGEMENT

(Individual)

STATE OF WASHINGTON)
)ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____
_____ is the person who appeared before me, and said person
acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary
act for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 20_____.

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at _____

My commission expires _____

(Entity)

STATE OF WASHINGTON)
)ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____
_____ is the person who appeared before me, and said person
acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute
the instrument and acknowledged it as the _____
of _____ to be the free and voluntary act of such party for the uses
and purposes mentioned in the instrument.

DATED this _____ day of _____, 20_____.

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at _____

My commission expires _____

(Entity)

STATE OF WASHINGTON)
)ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____
_____ is the person who appeared before me, and said person
acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute
the instrument and acknowledged it as the _____
of _____ to be the free and voluntary act of such party for the uses
and purposes mentioned in the instrument.

DATED this _____ day of _____, 20_____.

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at _____

My commission expires _____

EXHIBIT A

LEGAL DESCRIPTION

(Insert complete legal description):

Situated in the City of Marysville, County of Snohomish, State of Washington.

EXHIBIT B

FACILITIES MAINTENANCE PLAN