



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

September 26, 2023

Brian Kalab  
Insight Engineering, Co.  
PO Box 1478  
Everett, WA 98206

Re: Kendall Auto Group Auto Storage Yard – *Technical Review 1*  
PA 23020

Dear Brian,

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 PA23020 on all future site, civil and landscape plan submittals.
2. Amend sheets S1 and C1.1 to depict all encumbrances outlined in Schedule B of the Title Report prepared by Chicago Title Insurance Company, dated July 25, 2023. If the encumbrances cannot be depicted then they will need to be referenced.
3. According to the Wetland & Stream Reconnaissance Report prepared by Wetland Resources, dated February 15, 2021, APN 31052800300100 & 31052800302200 have critical areas and associated buffers located on the city owned parcels within the 60' easement, recorded under AFN 7804170304. The applicant will be required to conduct a critical areas analysis to determine the extent of the critical areas, associated impacts and any mitigation measures for extending 39<sup>th</sup> Avenue NE in order to access the storage yard.  
  
Prior to accessing City property a hold harmless agreement will be required to be executed.
4. The applicant will need to coordinate with Twin Lakes Logistics (PA21058; G22-0045) for the proposed 39<sup>th</sup> Avenue NE road extension north of 160<sup>th</sup> Street NE. The civil plans will need to be updated to reflect the planned improvements to 160<sup>th</sup>.
5. The site plan shall be amended, as follows:
  - a. Provide impervious surface calculations demonstrating compliance with the 85% maximum impervious surface allowance.
  - b. Provide a separated pedestrian connection from the storage yard to 39<sup>th</sup> Avenue NE. This connection can be fenced and gated.

- c. Pursuant to [MMC 22C.020.330](#), fences in the GC zones shall not exceed 8' in height. Any fence greater than 6' in height requires a building permit. Barbed or razor wire is prohibited. The site plan shall indicate where fencing is proposed, and a detail of the type and height to ensure compliance with the design standards, including a detail of any proposed gates.
6. 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 [MMC Chapter 22C.120](#):
  - a. Pursuant to [MMC 22C.120.040](#), all landscaped areas shall be provided with an irrigation system or a readily available water supply with at least 1 outlet located within 50 feet of all plant material.
  - b. Water conservation measures shall be applied as outlined in [MMC 22C.120.050](#).
  - c. A minimum 10 foot L3 landscape buffer shall be required between 39<sup>th</sup> Avenue NE and the proposed storage yard. It is likely this can be waived within installation of the storage yard screening subsection (d) below.
  - d. A minimum 5 foot L1 landscape buffer shall be required around the perimeter of the storage yard, or a 6 foot-high solid masonry wall or sight-obscuring fence 5 feet inside the property line with an L2 landscape buffer.
  - e. Street trees are required to be planted along 39<sup>th</sup> Avenue NE and comply with the following:
    - i. Street trees shall be planted 5 to 8' 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.
  - f. 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.
  - g. The landscape plan shall include maintenance provisions, as outlined in [MMC 22C.120.180](#).
  - h. Provide a detail of the proposed fencing.
7. Provide a parking (storage) lot illumination plan, designed in accordance with [MMC 22C.130.050](#)(3)(d), as follows:
  - a. 25' maximum height;
  - b. Fixtures shall be full cut-off, dark sky rated, with lower fixtures preferable so as to maintain a human scale;
  - c. Parking lot lighting shall be designed to provide security lighting to all parking spaces;
  - d. 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;

## City of Marysville Public Works – Engineering Services

Kacey Simon, Civil Plan Reviewer  
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8. 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.
  - a. The 39th Ave improvements shall be consistent with Standard Plan 3-201-006. The right-of-way centerline on that road section shall align with the current eastern property boundary so that it is ultimately centered between the Kendall parcel and the City parcel. Kendall shall dedicate 25-ft of right-of-way along their eastern boundary, for the length needed to accommodate the required road section. The City will need to dedicate a corresponding 25-ft on our parcel.

We'll need to know the expected trip-generation for the rear parcels that they're trying to access. If that portion of the site is expected to receive less than 240-ADT, then we can allow 'half-street' improvements. This means that Kendall would be responsible for situating the curb-face 12-ft west of their east boundary, and constructing curb/gutter/5' planter, 5' walk, and 20-ft of pavement. 12-ft of that pavement would be on the Kendall parcel, and the other 8-ft would be on the City's parcel. The reason for this is because 20-ft of pavement is the minimum required for emergency access.

If that portion of the site is expected to receive more than 240-ADT, then we'll require a full-width road with curb on both sides. In this case, they would not be required to construct the landscape/planter on the City's parcel.

We would like to see the water main looped from the existing Kendall Site through the new parking lot and south down 39th Ave NE. Please extend the water main from the intersection of 39th Ave NE and 160th ST NE to the new site entrance and connect to the existing main located on site.
9. Dedication Requirements: For the construction of the 39<sup>th</sup> Ave NE extension, the applicant will be required to execute a deed for the portion of roadway that will be within the applicant's project boundary. The supplied drawing shows the extension as within existing ROW, no ROW exists, it is an easement. The applicant will be required to get a construction easement from the City to build the extension.
10. Access: The minimum width of a commercial driveway is 24-feet and the maximum is 40-feet.
11. Drainage: All projects in the city of Marysville must comply with requirements stipulated under the MMC 14.15.040 and 14.15.050.
12. Stormwater drainage: The city has adopted the 2019 Ecology Manual. Projects above the 2,000 square feet and/ or 5,000 square feet threshold must comply with requirements stipulated in Volume I of the Stormwater Management Manual for Western Washington.

A coalescing plate will be needed for enhanced treatment, prior to outfall to the City system. Please show flows to justify sizing of required coalescing oil water separator.
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. Fire flow will need to be completed prior to 1st civil plan review and submitted with 1st civil plan review.

15. Trench restoration is to be completed in accordance with section 3-703 of the EDDS. A full lane or full street overlay may be required.
16. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.
17. 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.
18. The applicant is responsible for identifying any existing well or septic systems on site or on adjacent properties. If there are any existing septic systems on site they need to be decommissioned based on the Snohomish Health District standards. If there are any wells on site they need to be decommissioned based on Department of Ecology standards.
19. 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.
20. Engineering construction inspection fees are required in accordance with MMC 22G.030.020. The construction inspection fees are increasing on October 1, 2023.
21. All civil construction plan submittals are to be routed directly to Kacey Simon, 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
22. 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 – Engineering**

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

23. Traffic impact fees will be required from the City and depending on trip generation/distribution, may be required from the County and State.
24. As this proposal only appears to include a parking lot, no additional vehicle trips would be determined by ITE standards, therefore a TIA is not required.
25. Frontage Improvements/Roadway construction shall be required for 39<sup>th</sup> Ave NE along eastern property line.
  - a. Roadway cross-section shall be per EDDS Standard Plan 3-201-003.
  - b. Temporary cul-de-sac shall be required at northern terminus of 39<sup>th</sup> Av NE.
26. Per EDDS 3-506, street lighting will be required.
  - a. 39<sup>th</sup> Ave NE street lighting layout shall be designed as a Collector Arterial.
    - i. Designed LED street lighting should be PUD owned/maintained fiberglass pole type with City responsible for utility bills.
    - ii. Street lights provided shall be 200 watt equivalent LED street lights.

- iii. Spacing of fixtures should be approximately 150'-200'
- iv. As part of civil construction approval proposed PUD street lighting locations shall be submitted to the City for review/approval.
- v. Contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or [wehaugen@snopud.com](mailto:wehaugen@snopud.com) for more information regarding PUD design.

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

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

- 27. 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 October 29, 2023, **for any future building proposals.**
- 28. 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.
- 29. 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.
- 30. 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.
- 31. 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

**Marysville Fire District**

Brian Merkley, Deputy Fire Marshal  
360.363.8500  
[bmerkley@mfdrrfa.org](mailto:bmerkley@mfdrrfa.org)

- 32. Emergency access for firefighting operations appears adequate and shall be equipped with approved Knox padlocks or products at all locked gates (IFC 504/506). Please ensure lanes are minimally 20 feet wide and inside turn radius is at least 25 feet.

33. The City GIS water map shows an existing 12" water main ending at the current terminus of 39th Ave NE. Hydrants on site appear to be inadequate. Please add additional hydrants to meet the required maximum 300' spacing for commercial development.
  34. The project shall comply with current fire code requirements (2018 IFC) including WA State and local City of Marysville amendments to the fire code, city design standards, and applicable NFPA standards, including IFC Chapter 33 and NFPA 241 construction codes.
  35. Fire marshal approval of fire access and fire hydrant/water supply systems is required as part of the civil construction plan review and approval process.
  36. Maximum hydrant spacing for the proposed use is 300' apart. The spacing of existing fire hydrants appears inadequate for this proposed use.
  37. Access planned appears adequate for fire apparatus access.
  38. If vehicle impact protection is deemed required for protection of any equipment it shall comply with IFC Section 312. Guard posts (bollards) are typically required for protection of gas piping, electrical equipment, fire protection piping and hydrants located where they could be subject to vehicle damage.
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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. If 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