

January 15, 2024

Chris Holland, Planning Manager
501 Delta Avenue
Marysville, WA 98270
(360) 363-8000

Re: **Kendall Auto Group Auto Storage Yard - PA 23020**
IECO No. 20-1092

Dear Chris,

The project referenced above is revised in response to the review comments dated September 26, 2023. The review comments are numbered on the letter and have been addressed in *italics* as follows:

City of Marysville Community Development - Planning Division

1. Provide File Number PA23020 on all future site, civil and landscape plan submittals.

Please refer to revised file number on all sheets.

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.

Encumbrances have been depicted onsite. Those that have not been depicted are merely 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 39th Avenue NE in order to access the storage yard. Prior to accessing City property a hold harmless agreement will be required to be executed.

Please see the critical areas determination letter from Gecco dated October 30, 2023. No critical areas were found in the vicinity of the 39th Ave NE road extension.

4. The applicant will need to coordinate with Twin Lakes Logistics (PA21058; G22-0045) for the proposed 39th Avenue NE road extension north of 160th Street NE. The civil plans will need to be updated to reflect the planned improvements to 160th.

Please refer to the revised frontage improvements in C5.1 and C5.2.

5. The site plan shall be amended, as follows:
 - a. Provide impervious surface calculations demonstrating compliance with the 85% maximum impervious surface allowance.

Please refer to impervious surface calculations in C1.

- b. Provide a separated pedestrian connection from the storage yard to 39th Avenue NE. This connection can be fenced and gated.

A pedestrian entrance was added at the north terminus of 39th Ave NE.

- 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.

Please see the fence detail on the Landscape plans. The fence is the same fence that was installed for the Subaru site.

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.

Please see the revised landscape plan.

- b. Water conservation measures shall be applied as outlined in MMC 22C.120.050.

Please see revised landscape plan.

- c. A minimum 10 foot L3 landscape buffer shall be required between 39th Avenue NE and the proposed storage yard. It is likely this can be waived within installation of the storage yard screening subsection (d) below.

This has been provided. Please see revised landscape plan.

- 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.

This has been provided. Please see revised landscape plan.

- e. Street trees are required to be planted along 39th Avenue NE and comply with the following:
 - i. Street trees shall be planted 5 to 8' behind the sidewalk to create a continuous canopy.

This has been provided. Please see revised landscape plan.

- 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.

This has been provided. Please see revised landscape plan.

- 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.

All utilities are located underground with minimal above ground appurtenances.

- g. The landscape plan shall include maintenance provisions, as outlined in MMC 22C.120.180.

This has bene provided. Please see revised landscape plan.

- h. Provide a detail of the proposed fencing.

Please see sheet L-8 of the landscape plan.

- 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;

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- 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;
Please refer to the lighting plan along with this submittal.

City of Marysville Public Works – Engineering Services

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.

*The applicant is proposing frontage improvements consistent with Standard plan 3-201-006. We are proposing the full pavement width with curb and gutter on both sides and a 5' planter and 5' sidewalk on the west side.
The water line is being looped through the site.*

9. Dedication Requirements: For the construction of the 39th 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.

The dedication process has been started by the applicant. We have included the Right of way exhibits with this submittal.

10. Access: The minimum width of a commercial driveway is 24-feet and the maximum is 40-feet.

The width of commercial driveway is larger than 40 feet because of the hammerhead turnaround. Verbal confirmation from city staff to allow this has been obtained.

11. Drainage: All projects in the city of Marysville must comply with requirements stipulated under the MMC 14.15.040 and 14.15.050.

Okay

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.

Since this site is a storage yard, it does not meet the requirements of the stormwater manual for needing a coalescing plate 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.

Survey datum NAVD-88 has been used. Please refer to C1.

14. Fire flow will need to be completed prior to 1st civil plan review and submitted with 1st civil plan review.

Okay

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.

The only area where we are restoring pavement is at the current terminus of 39th ave NE.

16. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.

No Walls are proposed for the site

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.

Okay

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.

There are no existing wells or septic systems onsite.

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.

Okay

20. Engineering construction inspection fees are required in accordance with MMC 22G.030.020. The construction inspection fees are increasing on October 1, 2023.

Okay

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

Okay

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.

Okay

City of Marysville Public Works – Engineering

23. Traffic impact fees will be required from the City and depending on trip generation/distribution, may be required from the County and State.

Okay

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.

Okay

25. Frontage Improvements/Roadway construction shall be required for 39th Ave NE along eastern property line.

a. Roadway cross-section shall be per EDDS Standard Plan 3-201-003.

Please see revised 1/C5.1 and 4/C5.2.

b. Temporary cul-de-sac shall be required at northern terminus of 39th Av NE.

We are providing a hammerhead turnaround at the new northern terminus of 39th Ave NE.

26. Per EDDS 3-506, street lighting will be required.

a. 39th 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 for more information regarding PUD design.

Please see the revised lighting plan for the street lights.

City of Marysville Community Development – Building Division

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.

No buildings are proposed to be constructed or demo'd on this property.

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:

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- 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

Please refer to the Geotech report included along with this submittal.

Marysville Fire District

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.

The proposed lanes are at least 20-ft wide with an inside radius of at least 25-ft.

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.

Based on conversations with the fire marshal, hydrant spacing is acceptable but will need to be changed in the future if a building is constructed on the site.

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.

Okay

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.

Okay

36. Maximum hydrant spacing for the proposed use is 300' apart. The spacing of existing fire hydrants appears inadequate for this proposed use.

Based on conversations with the fire marshal, hydrant spacing is acceptable but will need to be changed in the future if a building is constructed on the site.

37. Access planned appears adequate for fire apparatus access.

Okay

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.

Okay

Please feel free to contact me with any questions or comments you may have.

Sincerely,

A handwritten signature in blue ink that reads "Brian Kalab". The signature is fluid and cursive, with the first name "Brian" and the last name "Kalab" clearly legible.

Brian Kalab, P.E.