

7: Civil Engineering and Environmental Permitting Overview

IN THIS SECTION:

- 7-A: Site Civil Permits
- 7-B: Environmental Permits

7-A: Civil Engineering Permits

Civil engineering permits are required for stormwater, grading, water, sewer, right-of-way, electrical service (Snohomish PUD) and natural gas service (Puget Sound Energy). Civil Construction submittals ideally should be made after Land Use Application approval.

Stormwater and Drainage

Stormwater and drainage approvals may be required from the City of Marysville and/or the State Dept. of Ecology for:

- Creating or altering impervious surfaces
- Modification of an existing drainage system
- Land disturbing activities, including construction, clearing, excavation, etc.

See the City of Marysville Engineering Design & Development Standards for more information. NPDES General Permit for Industrial Stormwater will be required from the State Dept. of Ecology Stormwater for industrial materials and activities exposed to rain, snow, snow melt, and/or runoff.

Grading

The city will require a Grading Permit for land disturbing activities, including construction, clearing, excavation, etc. of 50+ yards. As part of the permitting process you will need to complete both a [Temporary Erosion/Sediment Control \(TESC\) Plan](#) and a Stormwater Pollution Prevention Plan (SWPPP) per the adopted Department of Ecology (DOE) [Stormwater Management Manual for Western Washington](#).

Frontage Improvements

For new construction, frontage improvements will be required if no frontage improvements or substandard improvements about the project parcel. . Building alterations or additions that increase pedestrian or vehicular traffic will also be required to construct frontage improvements.

Right-of-Way Permits

A permit will be required for any construction in the right-of-way including installation or upgrade of utility mains.

Bonding Requirements

You may be required to obtain a performance, completion, or maintenance security for frontage improvements and utility construction.

Water and Sewer

Civil water/sanitary sewer approvals, meter fees, and [Capital Improvement Fees](#) will be required to connect or expand water or sanitary sewer service. See the Utility Application

Pre-Application:

Formal Pre-application meetings are required before submitting your land use application. City staff and local agencies will provide written feedback on your plans. Submit [Pre-Application Request form](#), plans and the \$350 review fee 3 weeks in advance.

Also, informal meetings to discuss your project general terms are free at the front counter or calling (360) 363-8100 for an appointment.

Procedures for Commercial Projects Check with the Development Services Technician and Community Development to see if there is an existing Latecomer Agreement on the property. You may have to pay for water or sewer improvements previously installed on the property.

Electrical Service

If additional electrical service is required, submit a New Service Questionnaire to Snohomish County Public Utility District. SnoPUD will determine engineering and infrastructure needs for the project.

The City of Marysville has their own Electrical Division. Please contact the Building/Electrical Divisions prior to any electrical installations or in regards to any questions about electrical installations at (360) 363-8100.

Natural Gas Service – Puget Sound Energy

For [new or upgraded natural gas service](#) contact [Puget Sound Energy \(PSE\)](#) to determine engineering infrastructure needs for the project.

7-B: Environmental Permits

Environmental permits are required for air emissions, hazardous waste and industrial wastewater discharge.

Air Quality

A Notice of Construction and the Order of Approval is required prior to construction from the Puget Sound Clean Air Agency for any business operations that create, or have the potential to create, air pollution.

The Application process is very technical and can take a long time. Start the process early.

Hazardous Waste

Manufacturing, handling and/or storage of hazardous materials will likely require permits from both the city and the state Department of Ecology.

Industrial and Commercial Wastewater

Business that discharge (or have possibility of discharging), FOG (fats, oils & grease), petroleum products, chemicals, metals, unusual solids and other constituents will need a Discharge Agreement with the city, that includes periodic inspections, monitoring and maintenance of system.

Demolition

Demolition Permit will be required prior to any interior, exterior or complete demolition of a structure. Asbestos survey will be required.

Next: [Permit Requirements Table](#) & [Time and Cost Table](#)