

City of Stanwood

10220 270th Street NW
Stanwood, Washington 98292
(360) 629-2181

September 16, 2016

Re: McDay Holdings Septage Receiving Plant initial comments

Mr. Gilday,

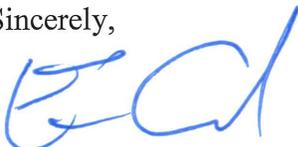
After reviewing the submitted plans and reports for the septage receiving plant the City has these initial comments (there may be additional comments from our contract engineer and environmental consultant):

1. There appears to be an existing water line running directly under the EQ / Fill tank. Please modify plan to remove this conflict or explain how this line will be accommodated.
2. Please provide title work to document any easements crossing this property.
3. Please show calculation (triangle) for any sight distance conflict with the large power pole located immediately south of the exit onto 84th Ave.
4. Please show existing frontage improvements on 270th and proposed frontage improvements along 84th Ave.
5. A condition of any permits for this facility will include the requirement that truck traffic to and from the plant not travel west of the site on 270th. All truck traffic will be required to travel to / from the highway via Florence Road (84th Ave) and 267th Place. Please revise the traffic study to accommodate this requirement.
6. Stanwood Municipal Code (SMC) section 17.105.140 describes the minimum number of parking spaces for various uses within the city. An industrial use with a 1,617 square foot building is required to provide 1 space for each 250 sq.ft. of floor area. This amounts to 6 spaces. Please modify the plans.
7. SMC 17.145 describes the landscaping requirements for developments in Stanwood. It appears a total of 38 trees will need to be planted for this project. Those trees will include 12 street trees, 7 trees to buffer the vehicle use, 5 trees to buffer the adjacent use, and 1 tree near the interior parking. Please provide a landscape plan that meets the requirements of SMC 17.145.
8. It appears the site is a former bulk oil storage site. Please provide documentation the site has been cleaned per Department of Ecology (DOE) standards.
9. Please provide documentation of a NPDES Significant Industrial User permit or confirmation from DOE that this facility does not require this permit.

10. Please provide documentation from the Puget Sound Clean Air Agency that this project meets all air pollution regulations and any relevant permits have been obtained from this agency.
11. A contract with the city for sewer and water service will be required. This contract will include a cap at 61,000 gallons a day discharge to the city sewer system. Any discharge above this will incur a penalty. This contract will also include a cap of 28,000 gallons a day of potable water. Any usage above this will incur a penalty.
12. A preliminary analysis of the **sewer** charges for this project appears to be:
 - Monthly charges are \$50.68 for first 600cf, \$7.37 for each additional 100cf, plus 6% sewer utility tax.
 - 61,000 gallons/day = 8,154 cubic feet/day (30 days/month) = 244,620 cubic feet/month
 - $244,620\text{cf} - 600\text{cf} = 244,020\text{cf} / 100\text{cf} = 2,440.2$ ($\$7.37$) = $\$17,984 + \$50.68 = \$18,035$ (+ 6%) = **\$19,117/month** or **\$229,404 / year**
13. A preliminary analysis of the **water** charges for this project appears to be:
 - Monthly charges are \$24.37 for first 600cf, \$3.18 for each additional 100cf, plus 10.7% water utility tax.
 - 28,000 gallons/day = 3,743 cubic feet/day (30 days/month) = 112,290 cubic feet/month
 - $112,290\text{cf} - 600\text{cf} = 111,690\text{cf} / 100\text{cf} = 1,116.9$ ($\$3.18$) = $\$3,552 + \$24.37 = \$3,576$ (+10.7%) = **\$3,989/month** or **\$47,868 / year**
14. The submitted information has been sent to our contract engineer (RH2) to formally model the water and sewer availability. We will let you know as soon as this analysis is complete.

If you have any questions or I can be of any other assistance, please contact me at erick.aurand@ci.stanwood.wa.us or (360) 629-2181 ext 4510.

Sincerely,



Erick Aurand
City Planner