



# BARGHAUSEN

September 28, 2023

Chris Holland  
City of Marysville  
Community Development Department  
501 Delta Avenue  
Marysville, WA 98270

RE: Responses to Pre-Application Comments  
White Barn Brown Bear Carwash  
8833 Soper Hill Road, Marysville, Washington  
City File No. 23005  
Our Job No. 22681

Dear Chris:

On behalf of Car Wash Enterprises, Inc., Barghausen Consulting Engineers, Inc. respectfully requests that the City of Marysville initiate review of the enclosed Land Use Permit Application for the project referenced above. Enclosed are the following documents for your review and approval:

1. Project Narrative with Conditional Use Permit criteria responses prepared by Barghausen Consulting Engineers, Inc. dated September 27, 2023
2. Land Use Application for Conditional Use Permit and Site Plan review
3. Geotechnical Report prepared by Earth Solutions NW LLC dated June 12, 2023
4. Building Elevations prepared by Barghausen Consulting Engineers, Inc. dated September 27, 2023
5. Civil and Landscaping Plan Set prepared by Barghausen Consulting Engineers, Inc. dated September 27, 2023
6. Stormwater Site Plan prepared by Barghausen Consulting Engineers, Inc., dated September 27, 2023
7. Noise Code Compliance Report prepared by Greenbusch Consultants, dated September 25, 2023
8. Title Report for Lots 3 and 4 prepared by Chicago Title
9. Traffic Impact Analysis prepared by TranspoGroup dated August 2023.

## **Pre-Application Conference – Response to Comments**

A Pre-Application Conference for the project was held on March 1, 2023. The following outline provides each of your comments in italics exactly as written, along with a narrative response describing how each comment is addressed with our enclosed entitlement package:

1. *The site is zoned Community Business – Whiskey Ridge (CB-WR). Carwashes are allowed in the WR-CB zone subject to issuance of a Conditional Use Permit (CUP).*

**Response:** Noted. A Conditional Use Permit Application is included with this submittal.

2. *Permit processing fees for Preliminary Site Plan review are as follows:*

- Site Plan Review (2.01 – 10 acres): \$2,000.00*
- Conditional Use Permit: \$3,500.00*

**Response:** Noted. Fees will be paid as soon as an invoice is received.

3. *The following supporting environmental documentation will be required to be submitted with your application:*

- Geotechnical soils report;*
- Preliminary engineered drainage plans and drainage report;*
- Traffic Impact Analysis (TIA) or Technical Memorandum Update to the White Barn TIA;*
- Off-street parking analysis;*
- Queuing/stacking analysis;*
- Turning movements (auto-turn) analysis based on largest vehicle that can utilize the car wash;*
- Noise study including car wash and vacuums (see Chapter 173-60 WAC) and impacts to existing uses;*
- Any additional relevant professional or environmental studies that have been prepared for the site.*

**Response:** A Noise Study, Traffic Impact Analysis, Geotechnical Report and Stormwater Site Plan are included with this submittal.

4. *It is the Planning Divisions understanding that the Public Works Department was okay with placing vacuums on top of the stormwater detention vault. The applicant will need to identify the where the maintenance access points are in relation to the proposed vacuum units.*

*Additionally, no structures shall be allowed to be placed over any easements, including the proposed wash tunnel, office, restroom and touchless wash bays. All of the on-site improvements have not been completed and the City does not have record drawings for the public site improvements or any public or private easements that will be recorded.*

**Response:** No structures are located over any existing easements aside from vacuums located on top of the stormwater detention vault.

5. *Site and building design shall comply with all of the applicable standards outlined in MMC Chapter 22C.070 East Sunnyside – Whiskey Ridge Subarea – Design Requirements. The applicant shall be required to submit a cover letter with the site plan application outlining how the proposed development complies with the design standards outlined above.*

*Based on a review of the preliminary site plan, the following standards, outlined in MMC Chapter 22C.070 East Sunnyside – Whiskey Ridge Subarea – Design Requirements, apply to this proposal:*

- a. *MMC 22C.070.080(2)(c): Buildings shall be located and oriented towards the street. To meet this requirement, the building entries and windows must face the street. Specific provisions and exceptions include:*

- Parking lots shall not be located between the building and the street.*
- Building facades facing the street must have transparent windows or doors covering at least 25% of the ground floor facade between 4-8 feet above the level of the sidewalk. Departures will be considered by the Director provided the proposed building configuration and design enhances the pedestrian environment of the neighborhood.*

**Response:** Please see Sheet C1.0. The auto sentry building is oriented towards the street. The auto sentry building will screen drive-thru areas from the street and meets the transparency requirements. Please see sheet CWA2.2 for the elevation view of the auto sentry building.

- b. *MMC 22C.070.080(2)(b): Street Corner Treatment. All development proposals located at street corner sites shall include at least one of the following design treatments:*

- Locate a building towards the street corner (within 15 feet of the corner property line).*
- Provide pedestrian-oriented space (as defined in Standard B.3.2) at the corner leading directly to a building entry or entries.*
- If the director determines this is not feasible, or desirable, the applicant can proposed the following options:*
  - Install substantial landscaping (at least 30 feet by 30 feet or 900 square feet of ground surface area with trees, shrubs, and or ground cover). The space may include a special architectural element, such as a trellis, to add identity or demarcation of the area. Such an architectural element may have a sign incorporated into it (as long as such sign does not identify an individual business or businesses);*

**Response:** The project does not propose any public building entrances as the uses are vehicle-oriented in nature. Substantial landscaping is provided along Soper Hill Road in lieu of a street corner treatment. Additionally, a pedestrian plaza, bronze bear statues, and public seating are provided.

- c. *MMC 22C.070.100(2)(b): Open Space for Non-Residential Uses. Non-residential uses shall provide pedestrian-oriented space, defined in subsection (2)(c) (see design standards for qualifications), at a rate of 2% of the site, plus 1% of the building floor area. Required sidewalks and walkways shall not count as pedestrian-oriented space.*

**Response:** Provided. Please see sheet C1.0 and L1 for details on the Pedestrian-oriented space.

- d. *MMC 22C.070.120(2)(a): Vehicular Circulation Network. Developments shall provide a safe and convenient network of vehicular circulation that connects to the surrounding road/access network and provides the opportunities for future connections to adjacent parcels, where desirable and applicable*

**Response:** The project proposes to utilize the existing private access roads (Drive A and Drive B) that were contemplated to serve commercial development within the overall development. A Traffic Impact Analysis (TIA) prepared by TranspoGroup is enclosed for review.

- e. *MMC 22C.070.100(2)(b): Internal Access Roads. Commercial and mixed-use developments are encouraged to design interior access roads to look and function more like public streets. This includes planting strips and street trees on both sides, sidewalks on one or both sides, and perpendicular parking on one or both sides.*

**Response:** Street trees and sidewalks are provided along the project sides of Drive A and Drive B as seen on the site plan.

- f. *MMC 22C.070.140(2)(b)(ii): Internal Pedestrian Walkways. The applicant shall successfully demonstrate that the proposed walkway is of sufficient width to accommodate the anticipated number of users. See Figure 6-1 for considerations.*

**Response:** Noted. The project is vehicle oriented in nature –pedestrian walkways through the site are limited to Drives A and B, connecting the project site to the rest of the White Barn development and Soper Hill Road. The internal pedestrian walkway that connects the primary car wash building to the sidewalk system within Drive A is depicted with stamped concrete to delineate from the vehicle paved areas. The internal pedestrian walkway is 5 feet in width and designed to satisfy accessibility standards.

- g. *MMC 22C.070.140(2)(b)(iii): Internal Pedestrian Walkways. Pedestrian walks shall be separated from structures by at least three feet of landscaping.*

**Response:** The project does propose an approximate 6.5-foot wide walkway that will run along the west side of the primary car wash building. Additionally, a wider concrete walkway is provided along the south end to abut the entrance of the car wash. The walkways are designated for employee use to serve customers and provide access to the mechanical room. A landscape planter would likely get trampled during operations and therefore is not provided given the general nature of the use. Additional landscape areas that exceed 3-feet in width are provided between the employee parking areas and customer queuing lanes in lieu of providing the three foot landscape planter along the west building façade.

- h. *MMC 22C.070.150(2)(a): Pedestrian Access. All buildings shall have clear pedestrian access to the sidewalk. Where a use fronts two streets, access shall be provided from the road closest to the main entrance, preferably from both streets. Buildings with entries not facing the street should have a clear and obvious pedestrian access way from the street to the entry.*

**Response:** No public entries are proposed. However, an accessible pathway is proposed to connect the car wash to the pedestrian system within Drive A. The pathway is delineated with stamped concrete.

- i. Pedestrian pathways are required to be constructed with decorative concrete clearly denoting the pedestrian pathway. The pathways must be universally accessible and meet ADA standards. This detail shall be required to be provided on the civil construction plans.*

**Response:** The pedestrian pathway is delineated with stamped concrete in a decorative pattern and texture for portions that cross vehicular circulation areas. The pedestrian pathway is designed to satisfy accessibility requirements.

- j. A pedestrian connection from Lots 3 & 4 across the Main Access Drive to Lot 2 shall be provided.*

**Response:** The pedestrian walkway from Lot 3 connects the primary car wash building to the sidewalk system abutting Drive A. Additional crosswalks from Drive A to Lot 2 are not proposed or deemed necessary given crosswalks are already established within the development.

- k. A pedestrian connection from Lot 3 to Lot 4 shall be provided.*

**Response:** As noted above, the pedestrian pathway connects the primary car wash building on Lot 3 to Drive A. The sidewalks abutting Drive A provide pedestrian access to Lot 4. Pedestrian interaction between Lots 3 & 4 is not encouraged due to the vehicle-oriented nature of the proposed uses and therefore no additional pedestrian connections between lots are proposed.

- l. MMC 22C.070.160: Lighting. Prior to civil construction plan approval, a photometrics and lighting plan shall be approved by the Community Development Department.*

**Response:** Noted. A photometrics and lighting plan will be submitted with the civil construction plans.

- m. MMC 22C.070.170: Building Entries. Prior to building permit issuance, the architect shall demonstrate compliance with the applicable building entries standards.*

**Response:** No public entries are proposed.

- n. MMC 22C.070.180: Architectural Character and Scale. Prior to building permit issuance, the architect shall demonstrate compliance with the applicable architectural character and scale standards*

**Response:** Noted.

- o. MMC 22C.070.190: Building Details. Prior to building permit issuance, the architect shall demonstrate compliance with the applicable building details standards.*

**Response:** Noted.

- p. MMC 22C.070.200: Building Materials and Color. Prior to building permit issuance, the architect shall demonstrate compliance with the applicable building materials and color standards.*

**Response:** Noted.

q. *MMC 22C.070.220(2)(d): Service Element Location and Design. All developments shall provide a designated spot for service elements (refuse and disposal). Such elements shall meet the following requirements:*

- Service elements shall be located to minimize the negative visual, noise, odor, and physical impacts to the street environment, adjacent (on and off-site) residents or other uses, and pedestrian areas.*
- The designated spot for service elements shall be paved with concrete.*
- Appropriate enclosure of the common trash and recycling elements shall be required, as follows:*
  - A 6' fence constructed of concrete block or brick enclosing trash and recycling receptacles is required. Coordination with the current franchise hauler is required. Enclosures shall include screening for any openings.*
  - Preferably, service enclosures are integrated into the building itself.*

**Response:** Noted.

r. *MMC 22C.070.220(2)(e): Utility Meters, Electrical Conduit, and Other Service Utility Apparatus. These elements 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, pedestrian pathway, or common open space, they shall be screened with vegetation or by architectural features.*

**Response:** Noted.

s. *MMC 22C.070.220(2)(f): Rooftop Mechanical Equipment. All rooftop mechanical equipment shall be organized, proportioned, detailed, screened, landscaped (with decks or terraces) and/or colored to be an integral element of the building and minimize visual impacts from the ground level of adjacent streets and properties. For example, screening features should utilize similar building materials and forms to blend with the architectural character of the building.*

**Response:** Noted.

6. *Pursuant to MMC 22C.020.265, the following design standards apply for car washes:*

a. *All structures (primary building, screening walls, canopy, canopy supports, signs, dumpster enclosures, etc.) should match architecturally.*

**Response:** Noted.

b. *Pad buildings and landscaping should match the surrounding shopping center.*

**Response:** Noted.

c. *Architectural interest and detail should be provided on all sides of building.*

**Response:** Noted.

- d. Quality roofing materials (mission tile, concrete tile, standing seam metal, etc.) should be used on all visible pitched roofs.*

**Response:** Noted. See elevations with material callouts.

- e. Excessively straight and unvarying rooflines should be broken by using offsets, varying heights, stepping, or different orientations to produce a more interesting roofline.*

**Response:** Please refer to the enclosed Color Elevations for the car wash, auto sentry and trash enclosure elevations. All proposed buildings feature a varied roofline with tower elements, cornice treatment, and offsets.

- f. The exterior building material should be continued along the base of the storefront windows at a minimum height of 20 inches.*

**Response:** N/A

- g. A three-foot-wide strip of foundation landscaping shall be provided along at least 50 percent of the building's frontage.*

**Response:** The auto sentry building is fronting Soper Hill Road. Landscaping is provided on either side of the building and along the foundation with a seating area.

- h. Vehicular and pedestrian cross-access should be provided with adjacent commercial properties.*

**Response:** Provided. Please see sheet C1.0 for driveway and sidewalk locations.

- i. Pad development sites should "share" driveways with the surrounding shopping center when reasonable to do so.*

**Response:** Noted.

- j. All walls shall incorporate offsets to break up long lineal masses and cap detail or relief band to add interest. Wall materials and colors (on both sides of wall) should match primary building.*

**Response:** Please see the provided elevations. The Brown Bear buildings are architecturally consistent with each other in materials and branding.

- k. A three-foot masonry screen wall, earth berm, or combination shall be provided along all street frontages.*

**Response:** The auto sentry building is fronting Soper Hill Road. Landscaping is provided on either side of the building and along the foundation with a seating area.

- l. Refuse containers shall be screened with a six-foot masonry wall on three sides.*

**Response:** Provided. Please see sheet A0.2 for trash enclosure elevations.

*m. Automobile service and wash bays visible from the public street shall be screened with a six-foot masonry wall.*

**Response:** The car wash tunnel building and touchless wash bays are screened from the public street by the auto sentry building and open space with landscape areas provided along Soper Hill Road. Additionally, the touchless wash bays have doors on the entrance and exit sides of the facility to screen operations.

7. *The following bulk and dimensional standards apply in the WR-CB zone:*

*a. Street 0' Subject to sight distance review at driveways and intersections.*

**Response:** Noted.

*b. Side & Rear Setbacks 0' For window-less walls up to 20' in height. 15' for all other buildings up to 35' in height. One foot of additional setback is required for each foot of height over 35'.*

**Response:** Noted.

*c. Height 55'*

**Response:** Noted.

*d. Impervious Surface Coverage 85% Impervious surface coverage will need to be included on the preliminary site plan submitted with your CUP application.*

**Response:** Impervious Surface Coverage is approximately 71% of the site. The project complies with this standard.

8. *Prior to civil construction plan approval, a detailed landscaping plan depicting all of the applicable elements outlined in MMC 22C.070.210 Landscaping and MMC Chapter 22C.120 Landscaping and Screening shall be approved. Below are applicable design requirements:*

*a. An automated irrigation system plan shall be provided.*

**Response:** Please see sheets L4 through L7. Irrigation plans have been provided.

*b. Identify compliance with the water conservation measures shall be applied as outlined in MMC 22C.120.050.*

**Response:** Noted.

*c. A 30' L3 landscape buffer shall be installed between parking areas, drive-aisles and stacking lanes and Soper Hill Road. The director may approve and condition reduced planter widths provided the design meets the intent of the standards and guidelines. For example, reduced widths may be allowed provided the landscaped area is supplemented*



*with architectural features that help to define the street edge and maintain visual continuity along the street. Examples could include a decorative low wall made of stone or masonry that is used in conjunction with landscaping, and/or use of a landscaped trellis or architectural columns. For each method, it is important to maintain visibility at eye level (between three and eight feet above the ground) between the street into the parking lot for safety.*

**Response:** To define the street edge in lieu of a 30' landscape buffer, substantial landscaping is provided along Soper Hill Road. Additionally, a pedestrian plaza, bronze bear statues, and public seating areas are proposed for visual interest and public enjoyment.

*d. A 20' L3 landscape buffer shall be installed between parking areas, drive-aisles and stacking lanes and 89th Avenue NE and the northern boundary of Lot 4. The director may approve and condition reduced planter widths provided the design meets the intent of the standards and guidelines. For example, reduced widths may be allowed provided the landscaped area is supplemented with architectural features that help to define the street edge and maintain visual continuity along the street. Examples could include a decorative low wall made of stone or masonry that is used in conjunction with landscaping, and/or use of a landscaped trellis or architectural columns. For each method, it is important to maintain visibility at eye level (between three and eight feet above the ground) between the street into the parking lot for safety.*

**Response:** To accommodate circulation through the site and vehicular and pedestrian access to the rest of the White Barn Master Development, the project team is requesting a reduction to providing the required 20-foot L3 landscape buffer between parking areas, drive-aisles and stacking lanes, and 89<sup>th</sup> Avenue NE and the northern boundary of Lot 4. To meet the design intent of the landscape buffer and still enhance the compatibility of the proposed development with surrounding properties, substantial landscaping is proposed to screen the parking area and car wash buildings to the extent feasible.

*e. In addition to buffers outlined above, the north and west boundary of Lot 4 shall include a minimum 5' L2 landscape buffer to be incorporated within the 20' L3 landscape buffer.*

**Response:** Provided.

*f. Street trees shall be provided along Soper Hill Road and the private access roads and shall meet the most recent ANSI standards for a minimum of 1 ½ – 2" caliper at the time of planting and shall be spaced to provide a continuous canopy coverage within 10-years of planting. Root barriers shall be provided for street trees.*

**Response:** New street trees along Soper Hill Road and the private access roads are observed and have been provided by others with the above condition considered. The existing street trees are proposed to be retained by the project team with the approval/development of the Brown Bear car wash project.

*g. All street-facing elevations must have landscaping along any exposed foundation in accordance with MMC 22C.070.210(2)(c).*

**Response:** No street-facing elevations will have exposed foundations.

- h. In addition to the hardscaped screening requirements for garbage collection, dumpsters and recycling areas, a minimum 5' L2 screen shall be provided around the perimeter. Solid waste and recyclables collection areas have not been identified on the preliminary site plan.*

**Response:** Landscaping is provided on either side of the trash enclosure aside from a pedestrian walkway behind the enclosure that provides access to the vacuum station islands.

- i. 10% of the required parking areas shall be landscaped with L4 landscaping, provided that:*

- No parking stall shall be located more than 45' from a landscaped island (every 10 stalls);*
- All landscaping must be located between parking stalls, at the end of parking columns, or between stalls and the property line;*
- All individual planting areas within parking lots shall be planted with at least one tree, be a minimum of 5' in width and 120 SF in size, and in addition to the required trees, shall be planted with a living groundcover;*
- All landscaped areas shall be protected from vehicle damage by a 6" protective curbing. Wheel stops may be substituted when required to allow storm water to pass.*
- A minimum 2' setback shall be provided for all trees and shrubs where vehicles overhang into planted areas.*

**Response:** Provided. Approximately 20% of the parking lot is landscaped, complying with the above referenced development standard.

- j. 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.*

**Response:** Noted.

- k. Projects are encouraged to use informal arrangement of plants installed in a variety of treatments that will enhance building designs, screen unwanted views, and enhance views and vistas. A formal arrangement may be acceptable if it has enough variety in layout and plants. Contiguous, long, unbroken, straight rows of a single plant should be avoided where possible.*

**Response:** Noted.

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

**Response:** Provided. Please see the submitted landscaping plans.

- 9. As noted above, an off-street parking, queuing and auto-turn analysis for the proposed car wash use shall be submitted. Off-street parking areas and associated drive-aisles will be required to comply with the following dimensional standards and turning radii:*

- a. 90° Stall width - 8.5'*

- b. 90' Stall depth - 18'
- c. 90' 2-way aisle width - 22' (26' for fire apparatus access roads)
- d. Turning radii - 20' (inside)
- e. Turning radii (fire/solid waste) - 30.5' (inside) 46' (outside) Inside and outside turning radii will need to be included on the commercial site plan.

**Response:** The Preliminary Site Plan is designed to satisfy all above standards.

10. Accessible (ADA) parking shall be provided in accordance MMC 22C.130.050(5)(e).

**Response:** One (1) ADA space is provided near the car wash tunnel entrance.

11. Pursuant to MMC 22C.130.050(3)(a), all vehicle areas must be surfaced with a minimum all-weather surface. Gravel surfacing is not considered an all-weather surface.

**Response:** Noted.

12. Pursuant to MMC 22C.130.050(3)(b), all required parking spaces shall be striped in conformance with the minimum parking and aisle dimensions.

**Response:** Noted.

13. Pursuant to MMC 22C.130.050 (3)(c), all perimeter and interior landscaped areas must have continuous, cast in place or extruded protective curbs along the edges.

**Response:** Noted.

14. The applicant shall be required to demonstrate compliance with MMC Chapter 22C.140 Drive-Through Facilities. Stacking spaces measure a minimum of 8' 6" in width by 20' in depth.

**Response:** Noted. The car wash tunnel building stacking lane is set back five feet from all lot lines that abut commercial/industrial zones, and a 15' setback from the ROW is provided.

15. A photometrics and lighting plan shall be submitted and designed in accordance with MMC 22C.070.160 Lighting.

**Response:** Noted. A photometric and lighting plan will be submitted with the civil construction permit application.

16. All necessary power lines, telephones wires, television cables, fire alarm systems and other communication wires, cables or lines shall be placed in underground location either by direct burial or by means of conduit or duct. All such underground installations or systems shall be approved by the appropriate utility company and shall adhere to all governing applicable regulations including, but not limited to, the applicable City and State regulations and specific requirements of the appropriate utility pursuant to MMC 22G.120.270.

**Response:** Noted.

17. Pursuant to MMC 22C.020.340 Special limitations in the business and commercial zones, the following applies:

a. Where lighted signs and illuminated areas are permitted, such illuminating devices shall be shaded and/or directed so as not to visibly create a nuisance to any property in a residential zoning classification. Residential zoning is located east of the proposed site;

**Response:** Noted.

b. Mechanical equipment located on the roof, facade or external portions of a building shall be architecturally screened so as not to be visible from adjacent properties at street level or the public street; and

**Response:** Noted.

c. Equipment or vents which generate noise or air emissions shall be located on the opposite side of the building from adjoining residentially designated properties.

**Response:** Noted. No residentially designated properties nearby.

18. The following are the current impact fees, vesting and payment due dates:

Impact Fee Type	Impact Fee Rate	Vesting	Payment Due
Marysville Traffic	\$2,220 per PMPHT	Complete Application	Prior to BP issuance
87 <sup>th</sup> Ave / Soper Hill Road RAB	\$1,700 per PMPHT	Complete Application	Prior to BP issuance

**Response:** Noted.

We believe that the above responses, together with the enclosed revised plans and technical documents, address all of the pre-application comments in your letter dated March 1, 2023. If you have questions or need additional information, please do not hesitate to contact me at this office. Thank you.

Respectfully,



Glenna Mahar  
Project Planner