



February 13, 2024

Barghausen Consulting Engineers
Attn: Glenna Mahar
18215 72nd Ave S
Kent, WA 98032

Re: PA23-021 – White Barn Brown Bear Car Wash – Technical Review 1
8907 & 8915 Soper Hill Rd – APN(s): 00590700031903 / 00590700031902

Dear Glenna,

After preliminary review of the above referenced proposal, the Planning Division has the following comment(s):

LANDSCAPE PLAN COMMENTS

1. Pursuant to MMC 22C.070.210(2)(a)(ii), parking lots adjacent to internal roadways must provide a 20 ft. landscaped planting strip to provide screening and visual interest. Subsection (2)(a)(iv) does allow for the director to approve a reduced with planting strip so long as the intent of this section is satisfied. Being as the intent is to screen the vehicle parking/queueing area, adequate screening is needed. As proposed, a less than 7 ft. wide planting strip of plants that do not appear to meet the L3 – Broken Screen landscape type criteria and would not meet this requirement.

Please revise buffer to better meet the intent of this section. 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.

2. 10 ft. buffer of L3 landscaping is required along Drive A and Drive B. The provided landscape shows a L3 type landscaping strip, but the selection of plantings do not appear to meet the description of what L3 – Broken Screen landscape type requires and therefore, the plan does not appear to propose a buffer that would adequately meet the intent of this requirement.
 - 2.1. L3 – Broken Screen is a screen composed of intermittent visual obstructions from the ground to a height of at least 20 feet. The broken screen is intended to create the impression of a separation of spaces without necessarily eliminating visual contact between the spaces. It may be composed of a wall, fence, landscaped earth berm, planted vegetation, or existing vegetation. Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species, or field observation of existing vegetation. The screen may contain deciduous plants. Suggested planting patterns which will achieve this standard are included in administrative guidelines prepared by the community development department.
3. Provide a typical elevation view of all required perimeter buffer landscape areas.

Enclosed are copies of comments received from other City departments and reviewing agencies. Revised application materials must be accompanied with a written response detailing how each of the items outlined above and attached hereto have been addressed, and what sheet the change(s) can be found on.

If you have any questions regarding the comments outlined above, please contact me at 360.363.8216, or by e-mail at emorgan@marysvillewa.gov.

Sincerely,

Emily Morgan

Emily Morgan
Senior Planner

ecc: Chris Holland, Planning Manger



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Emily Morgan – Senior Planner

FROM: Jesse L. Hannahs, P.E. – Traffic Engineering Manager

DATE: February 8, 2024

SUBJECT: PA 23-021 – White Barn - Brown Bear Carwash

I have reviewed the Site Plan for the proposed White Barn - Brown Bear Carwash and have the following comments:

- 1) Traffic Impact Fees and Traffic Impact Analysis shall be per Initial White Barn TIA. Any alterations to original TIA Trip Generation assumptions, at a minimum, shall require a TIA Memo to provide understanding of the updated proposed site uses.
 - a. Provide TIA memo comparing original accepted TIA trip generation for entire White Barn Development to currently proposed site land uses.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



MARYSVILLE
WASHINGTON

PUBLIC WORKS DEPARTMENT
501 Delta Ave. ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX

MEMORANDUM

To: Chris Holland, Planning Manager

From: Shane Whitney, Civil Plan Reviewer

RE: Brown Bear Car Wash File# PA23-021
New Car Wash Site
Parcel #'s 00590700031903 & 00590700031902

Date: 2/9/2024

The following comments are offered after review of the above referenced revised application. Some of the comments are repeated as they will not change with the life of the project. New comments or previous ones that were not addressed will be in a ***bold italic*** font.

1. **Existing utilities:** The existing onsite utilities can be found on record drawing RD474.
2. **Access:**
 - a. The access locations are coming off a private drive, that being said I am concerned that there is not enough queuing onsite for vehicles that will enter the car wash.
3. **Drainage:** All projects in the city of Marysville must comply with requirements stipulated under the MMC 14.15.040 and 14.15.050.
 - a. Stormwater drainage: The city has adopted the 2019 Ecology Manual. The project need only comply with minimum requirements 1 – 5. The submitted report has demonstrated that the project can be compliant. ***With the civil submittal, sizing of the oil/water separators will be necessary.***
 - b. No structures shall be located over the top of the stormwater vault. ***In addition, we're going to require that a structural engineer verify if the vehicle queuing over the top of the vault is within the design parameters of the lid.***
 - c. The maximum allowed impervious surface coverage for the Zoning designation is 85%.

Standard Comments:

4. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.

5. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.
6. Engineering construction plan review fees will be due prior to release of approved civil construction plans.
Engineering construction plan review per MMC 22G.030.020:
\$976 plus a \$2000 deposit are due for submittal of the grading permit.
Review fee of \$130 per hour will be charged against the deposit.
7. Engineering construction inspection fees will be due prior to project final or building final whichever comes first.
Engineering construction inspection fees per MMC 22G.030.020:
Inspection is charged at \$130 per hour with a \$2500 deposit required.
8. **All civil construction plan submittals are to be routed directly to Shane Whitney, 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.**
 - a. Review timing:
 - i. First review = 5 weeks
 - ii. Second review = 3 weeks
 - iii. Third review = 3 weeks
 - iv. Subsequent reviews will be 3 weeks.
9. 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.

If you have additional questions regarding the above comments, please contact me at swhitney@marysvillewa.gov or at (360) 363-8227.

cc: Josh King, PE, Engineering Services Manager