



June 5, 2024

Chris Holland  
Planning Manager  
City of Marysville  
501 Delta Avenue  
Marysville, WA 98210

RE: Responses to Comments – Technical Review 2  
White Barn – Chick-Fil-A  
Highway 9 and Soper Hill Road, Marysville, Washington 98258  
Permit No. PA23-019 / Our Job No. 22579

Dear Chris:

We have revised the plans and technical documents for the above-referenced project in accordance with your comments dated May 3, 2024. The following outline provides each of your comments in italics exactly as written, along with a narrative response describing how each comment was addressed:

**City of Marysville Community Development – Planning Division – Chris Holland - Planning Manager - 360.363.8207 - cholland@marysvillewa.gov**

1. *As stated in the TR1 comments a minimum 30' L3 landscape buffer is required along Soper Hill Road and 87th Avenue NE. Pursuant to MMC 22C.070.210(2)(iv), 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.*

*In the TR1 response memo it states that a 15' L2 landscape buffer has been provided along Soper Hill Road and 87th Avenue NE, however, in review of the revised site and landscape plans it appears only a 3 to 8' landscape buffer and a wall is proposed. In addition the buffer does not comply with the L2 screening standards. The following is the L2 planting standards guidelines:*

- o *Type L2 – “Semi-Opaque Screen”: A screen that is opaque from the ground to a height of three feet, with intermittent visual obstruction from above the opaque portion to a height of at least 20 feet. The semi-opaque screen is intended to partially block visual contact between uses and to create a strong impression of the separation of spaces. The semi-opaque screen 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. At maturity, the portion of intermittent visual obstructions should not contain any*

*completely unobstructed openings more than 10 feet wide. The zone of intermittent visual obstruction may contain deciduous plants.*

- o *Type L2 Planting Standards:*
  1. *Type L2 landscaping is a "filtered screen" that functions as a visual separator. This landscaping is typically found between commercial and multiple family uses; and to screen industrial uses from principle arterials (I-5 and SR9);*
  2. *General guidelines for Type L2 landscaping:*
    - a. *A mix of evergreen and deciduous trees and shrubs spaced to create a filtered screen;*
    - b. *At least 50 percent deciduous trees and at least 30 percent evergreen trees;*
    - c. *Evergreen trees spaced no more than 15 feet on center;*
    - d. *Deciduous trees spaced no more than 20 feet on center;*
    - e. *Shrubs spaced no more than five feet apart; and*
    - f. *Ground cover.*

*In discussion with the Director, the City is willing to reduce the landscape buffer along Soper Hill Road and 87th Avenue NE to a 10' L2 buffer, with a decorative screen wall that is constructed with materials that are complimentary of the proposed restaurant. Colored architectural drawings and a revised screen wall will need to be submitted for Director approval. At this time it is unclear if the two examples provided would meet this criteria. The Renton, WA example would not be acceptable.*

*In order to accomplish the landscape buffer requirements, the restaurant may need to be relocated to the northeast.*

**Response:** The project has managed to accomplish the buffer requirements by adjusting the location of the drive-through to be positioned 10 feet from the top back of the existing retaining wall along the project frontage. This was completed without adjusting the location of the building. This is demonstrated in the section provided on Sheet C1.0 and on the plan callouts.

The trash enclosure location and interior drive aisles were also adjusted and there was a loss of some parking stalls to accommodate this shift.

Sheet A-101 is provided with this submittal for the proposed screen wall design semi-opaque from the ground to a height of 3 feet with visual obstruction above the opaque portion using decorative metal screening.

Landscaping is also provided within the buffer that meets the Type L2 planting standards.

2. *The proposed pedestrian connection between Chick-fil-a and Soper Hill Station that traverses the drive-thru and parking area will be required to be constructed with decorative concrete. This detail will be required to be provided on the civil construction plans.*

**Response:** This is acknowledged. This item will be addressed during Civil review.

3. *The pedestrian crossings along the north entrance shall be constructed with decorative concrete, similar to what has been installed on the White Barn development site. This detail will need to be provided on the civil construction plans.*

**Response:** This is acknowledged. This item will be addressed during Civil review.

4. *Provide required open space calculations and identify the location of the required open space on the site plan. 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. See MMC 22C.070.100(2)(c) for examples of qualifying pedestrian oriented open space.*

**Response:** This information has been provided on Sheet C1.0 on the bottom left hand of the sheet demonstrating that the project is in compliance with this requirement.

5. *As noted in Comment No. 1 above the proposed landscaping does not comply with the provisions outlined in MMC Chapter 22C.070 East Sunnyside – Whiskey Ridge Subarea – Design Requirements. The landscape plan shall be amended, as follows:*
  - a. *Landscape buffer widths and plantings on the north (10' L3), south and west perimeters (10' L2 and decorative wall).*
  - b. *Provide a minimum 5' wide L1 landscape buffer around the proposed dumpster enclosure.*
  - c. *Ensure the buffers comply with the plantings required for the type of buffer (i.e. L2, L3 & L4). Attached is the Administrative Landscaping Guidelines for reference.*
  - d. *Provide parking lot landscaping calculations. 10% of the required parking areas shall be landscaped with L4 landscaping. This excludes required perimeter buffers.*
  - e. *Provide the following notes:*
    - *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 landscaped areas and plants required by this chapter must be permanently maintained in a healthy growing condition in order to accomplish the purpose for which they were required.*

- *Dead or diseased plants must be replaced within 30 days of notification, or as soon as practical in regard to freezing weather, or complex situations involving the removal and replacement of large trees.*
- *All landscaped areas must be kept free of debris and weeds.*
- *Plant material must not interfere with public utilities, restrict pedestrian or vehicular access, or constitute a traffic hazard.*
- *Planted areas next to pedestrian walkways and sidewalks shall be maintained or plant material chosen to maintain a clear zone between three and eight feet from ground level.*
- *The owners, their agents and assigns are responsible for providing, protecting, and maintaining all landscaping material in a healthy and growing condition, replacing it when necessary, and keeping it free of refuse and debris.*
- *All fencing, walls and other features used for screening purposes shall be kept free of litter, debris, and weeds.*

**Response:** This is acknowledged. This item will be addressed during Civil review.

6. *Prior to building permit issuance, the applicant shall be required to demonstrate compliance with all of the applicable building design standards outlined in MMC Chapter 22C.070 East Sunnyside – Whiskey Ridge Subarea – Design Requirements. A full review of the preliminary building plans will be conducted once the site plan is closer to being approved.*

**Response:** This is acknowledged. This item will be addressed during Civil review.

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

<b>Impact Fee Type</b>	<b>Impact Fee Rate</b>	<b>Vesting</b>	<b>Payment Due</b>
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:** This is acknowledged and will be tracked accordingly.

**City of Marysville Public Works – Development Services - Shane Whitney, Civil Plan Reviewer - 360.363.8227 - [swhitney@marysvillewa.gov](mailto:swhitney@marysvillewa.gov)**

8. *The city has adopted the 2019 Ecology Manual. The site has a detention vault currently installed to address the onsite runoff. The project will simply need to provide a drainage report that addresses minimum requirements 1 – 5. The drainage report that was submitted does not meet the required standard, please revise and resubmit. The revised report will need to be submitted and reviewed prior to preliminary site plan approval.*

**Response:** The Drainage Report has been updated to address these items.

**City of Marysville Public Works – Engineering - Jesse Hannahs, PE, Traffic Engineering Manager  
- 360.363.8287 - [jhannahs@marysvillewa.gov](mailto:jhannahs@marysvillewa.gov)**

9. *The TIA does not provide for full comparison of original SEPA approved White Barn TIA with trip generation of constructed and proposed development uses/businesses as The Everett Clinic office was not included. Based upon submitted White Barn developments to date, the Chick-fil-A development would appear to provide for a total of 357 trips with only 342 trips initially evaluated for full development in which concurrency was established.*

**Response:** This is acknowledged. Our understanding is that this item has been addressed with the City by Kimley-Horn on behalf of the master developer.

**Marysville Fire District - Brian Merkley, Deputy Fire Marshal - 360.363.8500 -  
[bmerkley@mfdrra.org](mailto:bmerkley@mfdrra.org)**

**General Information:**

10. *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.*

**Response:** This is acknowledged. This item will be addressed during Civil and Building review.

11. *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.*

**Response:** This is acknowledged. This item will be addressed during Civil review.

**Water Related:**

12. *It is the developer's responsibility to see that adequate water for fire protection is attainable. The minimum required fire flow is determined using IFC Appendix B, and depends upon building sizes, construction types, and sprinkler systems. Proof of fire flow will be required.*

**Response:** This is acknowledged. This item will be addressed during Civil review.

13. *Documentation/certification of available water supplies for providing the required fire flows is required for final approval of the water system for this project and prior to building construction. Check with the city Public Works Dept. for water system information. No information regarding available fire flow provided.*

**Response:** This is acknowledged. Fire flow information was received from the City on May 16, 2024.

14. *Fire hydrants shall comply with city Water Design Standard 2-060 Hydrants, including 5" Storz fittings, with blue reflective hydrant markers to be provided in the roadways, located four inches off the centerline on the hydrant side of the road.*

**Response:** This is acknowledged. This item will be addressed during Civil review.

15. *Fire hydrant coverage shall be provided along all roads and at intersections. "Fire hydrants meeting city specifications shall be installed on all extensions of the city water system at the time such extensions are constructed. All hydrants shall be owned and maintained by the city. The location and frequency of fire hydrants shall be specified by the city utility department and fire department; provided, that fire hydrants in commercial and industrial zones shall be spaced not more than 300 feet apart" (MMC 14.03.050). The location of fire hydrants requires fire marshal approval on civil construction plans. No hydrants shown on plans.*

**Response:** This is acknowledged. This item will be addressed during Civil review.

**Access Related:**

16. *An adequate access route for fire apparatus must be in service prior to any building construction.*

**Response:** This is acknowledged. This item will be addressed during Civil review.

17. *Access for firefighting operations along all sides of all buildings is required. A minimum 10' wide access is required for commercial buildings. All parts of building exteriors should be accessible for firefighting by an approved route around the building, and be within 150' of a minimum 20' wide fire apparatus access (within 200' for sprinklered buildings).*

**Response:** This is acknowledged. This item will be addressed during Civil review.

18. *A minimum 20' wide fire apparatus access road is required. A minimum 26' wide fire apparatus access is required in the immediate vicinity of any building more than 30' in height for ladder truck operations, and within 20 feet on both sides of fire hydrants.*

**Response:** This is acknowledged. The Site Plan and a 26-foot-wide access is provided along the eastern half of the site.

19. *Turn radius minimums shall be met: 25' inside / 45' outside.*

**Response:** This is acknowledged. The Site Plan as proposed meets these requirements.

20. *"NO PARKING - FIRE LANE" markings are required anywhere the potential exists for vehicle parking that impedes emergency access.*

**Response:** This is acknowledged. This item will be addressed during Civil review.

21. *The city address committee will determine road names and address numbers for the lots.*

**Response:** This is acknowledged. This item will be addressed during Civil review.

**Fire Protection:**

22. *Fire sprinkler and fire alarm systems will be required and shall be noted on civil plans for approval.*

**Response:** This is acknowledged. This item will be addressed during Civil review.

23. *A location in the sprinkler riser room is required for the DCDA backflow prevention for the fire sprinkler system. Contact Water Quality Specialist, at 360-363-8141 for fire sprinkler system backflow prevention device information. PIV's are not acceptable.*

**Response:** This is acknowledged. This item will be addressed during Building review.

24. *Fire alarm controls shall be located inside riser room.*

**Response:** This is acknowledged. This item will be addressed during Building review.

25. *Approved access shall be provided for all fire protection equipment and controls (IFC 509.2). Sprinkler system riser rooms are required and shall have a labeled exterior door with RECESSED 3200 Series Model KLS-3270 Knox key box for access (IFC 901.4.6.1). Shall be mounted 60" above grade to top of box. <https://www.knoxbox.com/>*

**Response:** This is acknowledged. This item will be addressed during Building review.

26. *A Knox Key Switch Model 3502 "Single Lock on Plate" will be required to provide fire access for any gates that block access to the property.*

**Response:** This is acknowledged. No gates are proposed for the property.

27. *Knox Locking FDC Caps Model 3111 are required to be installed immediately follow fire line flush.*

**Response:** This is acknowledged and this item will be addressed during Building review.

28. *FDC's shall be located 3 to 10 feet from hydrants.*

**Response:** This is acknowledged and this item will be addressed during Civil review.

29. *FDC's shall be equipped with Knox Locking FDC Caps.*

**Response:** This is acknowledged and this item will be addressed during Civil review.

30. *A separate permit is required for fire line installation.*

**Response:** This is acknowledged and this item will be addressed during Civil review.

31. *Riser room size shall be in accordance with MMC 9.04.901.4.6 requirements.*

**Response:** This is acknowledged and this item will be addressed during Building review.

32. *Riser room shall be a separate room and have access from the exterior.*

**Response:** This is acknowledged and this item will be addressed during Building review.

33. *Fire extinguishers are required in approved locations- minimum 2A-10B-C UL rated.*

**Response:** This is acknowledged and this item will be addressed during Building review.

34. *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 vehicular damage.*

**Response:** This is acknowledged and this item will be addressed during Civil review.

Please review the enclosed application materials at your earliest convenience. If you have any questions or need additional information, please contact me at this office. Thank you.

Sincerely,



Jason Carey  
Senior Civil Project Manager