

# ADMINISTRATIVE SITE PLAN APPROVAL - WB Chick-fil-A

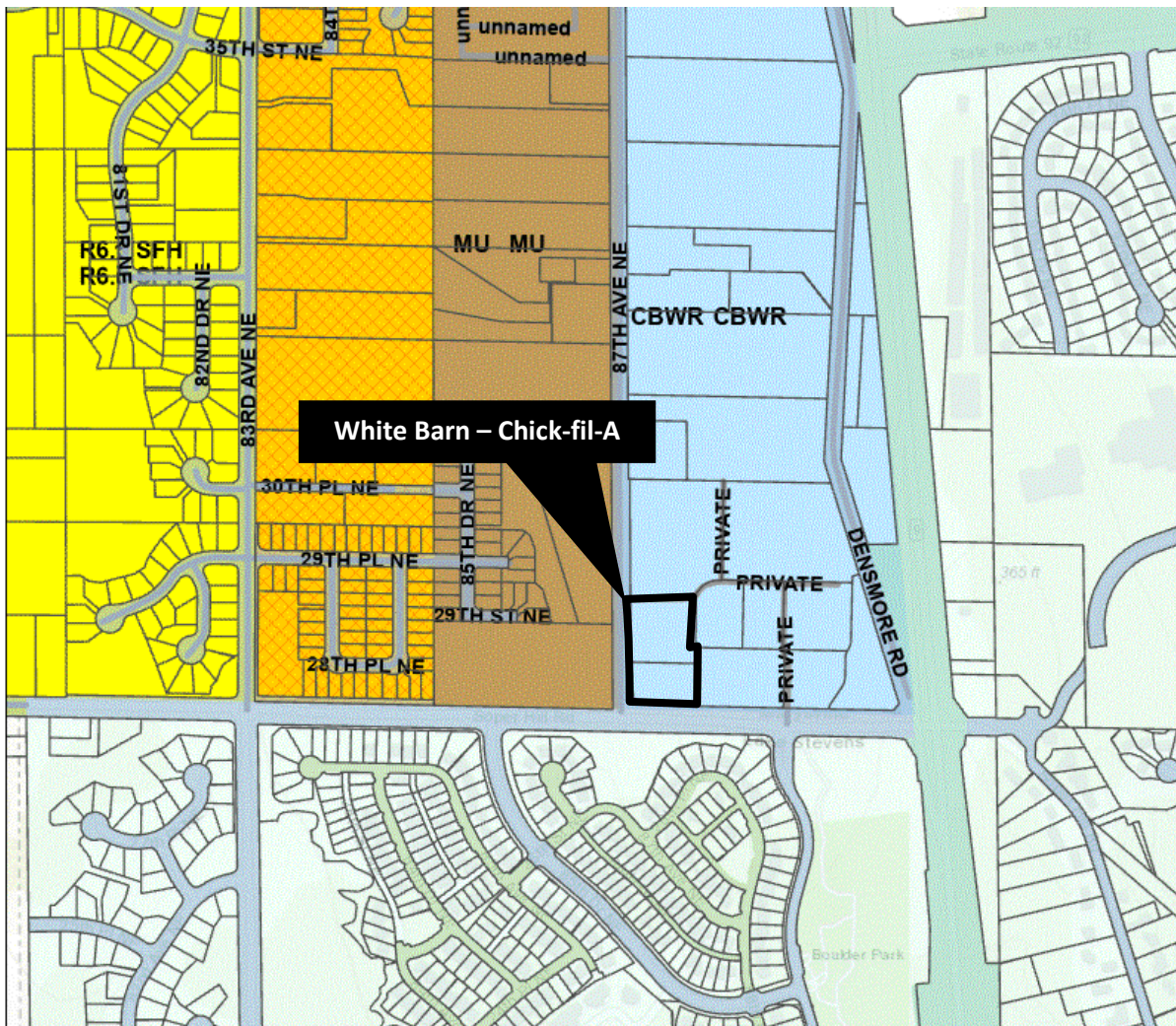
Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270  
Office Hours: Mon - Fri 8:00 AM - 4:30 PM ♦ Phone: (360) 363-8000

PROJECT INFORMATION									
<b>Project Title</b>	White Barn – Chick-fil-A			<b>Date of Report</b>	July 11, 2024				
<b>File Number</b>	PA23-019			<b>Application Materials</b>	<a href="#">Exhibits</a>				
<b>Administrative Recommendation</b>	Approve the preliminary commercial site plan subject to the conditions of approval contained in Section 2.0.								
BACKGROUND SUMMARY									
<b>Applicant</b>	Chick-fil-A, Inc.								
<b>Request</b>	The applicant is requesting <i>Administrative Commercial Site Plan Approval</i> in order to construct a new 5,773 SF Chick-fil-A drive-thru restaurant on a 2.08 acre site.								
<b>SEPA Status</b>	The proposed project is exempt pursuant to <a href="#">MMC 22E.030.090(1)(d)</a> and WAC 197-11-800(1)(d).								
<b>Location</b>	8703 Soper Hill Road			<b>APNs</b>	00590700031802 & 00590700031803				
<b>Acreage (SF)</b>	2.08-acres (90,605 SF)			<b>Section</b>	01	<b>Township</b>	29N	<b>Range</b>	05E
<b>Comprehensive Plan</b>	Community Business	<b>Zoning</b>	WR-CB	<b>Shoreline Environment</b>			N/A		
<b>Water Supply</b>	<b>Current</b>	<b>Proposed</b>		<b>Sewer Supply</b>	<b>Current</b>		<b>Proposed</b>		
	None	Marysville			None	Marysville			
<b>Present Use of Property</b>	The site has been graded under a separate permit in preparation of commercial development.								
REVIEWING AGENCIES									
<b>Marysville</b>	<b>Local Agencies &amp; Districts</b>		<b>State &amp; Federal</b>		<b>County</b>		<b>Other</b>		
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input checked="" type="checkbox"/> Engineering Services <input type="checkbox"/> Parks <input checked="" type="checkbox"/> Planning <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> Public Works	<input type="checkbox"/> Arlington (city) <input type="checkbox"/> Arlington Airport <input checked="" type="checkbox"/> Comcast <input type="checkbox"/> Community Transit <input type="checkbox"/> Frontier <input checked="" type="checkbox"/> Lake Stevens (city) <input checked="" type="checkbox"/> PUD No. 1 <input checked="" type="checkbox"/> Ziplly		<input type="checkbox"/> BNSF <input type="checkbox"/> DAHP <input type="checkbox"/> DOE <input type="checkbox"/> US Army Corp of Engineers <input type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> WUTC		<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> Puget Sound Energy <input checked="" type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Tulalip Tribes <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
ACTION									
<input checked="" type="checkbox"/> Administrative	<input type="checkbox"/> City Council	<input type="checkbox"/> Quasi-Judicial	<input type="checkbox"/> Planning Commission						
<b>Date of Action</b>	July 11, 2024		<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Continued				
STAFF CONTACT									
<b>Name</b> Chris Holland	<b>Title</b> Planning Manager	<b>Phone</b> 360.363.8207	<b>E-mail</b> cholland@marysvillewa.gov						

**SURROUNDING USES**

	<b>Comprehensive Plan</b>	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	Community Business – Whiskey Ridge	CB-WR	Site has been graded for commercial development
<b>North</b>	Community Business – Whiskey Ridge	CB-WR	Vacant commercial lot
<b>East</b>	Community Business – Whiskey Ridge	CB-WR	Dental office, nail salon, restaurant and gas station
<b>South</b>	N/A	N/A	Soper Hill Road and an urban subdivision, known as Crosswater
<b>West</b>	Mixed Use – Whiskey Ridge	MU-WR	87 <sup>th</sup> Avenue NE and future multi-family development

**Vicinity Map**



**1.0 FINDINGS AND CONCLUSIONS**

1. **Project Description:** Chick-fil-A, Inc., applicant, submitted an application requesting *Administrative Commercial Site Plan Approval* in order to construct a new 5,773 SF Chick-fil-A drive-thru restaurant.
2. **Location:** The proposed project site is located at the northeast corner of 87<sup>th</sup> Avenue NE and Soper Hill Road at a site address of 8703 Soper Hill Road and is identified as Assessor Parcel Numbers 00590700031802 & 00590700031803.
3. **Site Description:** The proposed development is on Lots 1 and 7 of the White Barn Binding Site Plan (PA20043), recorded under Auditor’s File Number 202107205003, and totals 2.08 acres in size. The site has been modified with fill under a separate development permit to level and raise the grade for commercial development.
4. **Letter of Completeness:** The application was determined to be complete on September 15, 2023, and a letter of completeness was provided to the applicant in accordance with [MMC 22G.010.050](#).
5. **Public Notice:** Public notice of the development application was provided in accordance with [MMC 22G.010.090](#). No public comments have been received on the application.
6. **Request for Review:** A *Request for Review* of the proposed development was sent to local, County, State & Federal Agencies and Districts referenced on Page 1. The following comments were received:

Agency	Nature of Comment
<b>Marysville Fire District</b>	<ul style="list-style-type: none"> <li>. Access for firefighting operations is required around the building.</li> <li>. Proposed new building will be required to have fire sprinkler and fire alarm systems.</li> <li>. The site shall have an adequate water system for required fire flow.</li> <li>. The minimum required fire flow for hydrants protecting commercial is 1,500 gpm.</li> <li>. Recommend an additional hydrant be provided on-site located near the FDC (3-10ft) for the fire sprinkler system.</li> <li>. <b>“NO PARKING - FIRE LANE”</b> markings are required anywhere the potential exists for vehicle parking that impedes emergency access.</li> </ul>
<b>City of Lake Stevens</b>	<ul style="list-style-type: none"> <li>. At the time of construction plan submittal, if runoff is being channeled to City of Lake Stevens drainage facilities, please coordinate with City of Lake Stevens Public Works.</li> <li>. At the time of construction plan submittal, please coordinate with the Lake Stevens Sewer District if those facilities are being impacted by increased usage as a result of this development.</li> </ul>

7. **Access:** Motor vehicle access to the development is proposed from 87<sup>th</sup> Avenue NE via two (2) private commercial driveway accesses, off of an east-west private drive constructed within the White Barn Binding Site Plan.
8. **Traffic Concurrency:** The applicant submitted a Traffic Scoping Memo (Exhibit 006), Limited Traffic Impact Analysis (Exhibit 007) and two Updated Limited Traffic Impact Analysis (Exhibits 021 & 038) all prepared by TENW. According to the Updated Limited

Traffic Impact Analysis (Exhibit 038), the proposed development would generate 49 net new PM Peak Hour Trips and would send 17 trips through the 87<sup>th</sup> Avenue NE/Soper Hill Road roundabout.

9. **Critical Areas:** A *Critical Area Reconnaissance Report*, prepared by Wetland Resources, dated February 13, 2020, was submitted under a separate development permit, which proposed grading of the site in preparation for commercial development. It was determined that there are no wetlands, streams or associated buffers located on the subject property.
10. **Utilities:** Utilities, including public water, public sewer, and private stormwater, are being provided by the overall site construction under the White Barn Grading & Utilities permit (File No. PA20-051).

All utility and street improvements are to be extended along the street frontages of the project site. Review of required utilities will be addressed during civil construction plan review to ensure compliance with all of the applicable Marysville Municipal Codes.

11. **State Environmental Policy Act Review:** The proposed project is exempt pursuant to [MMC 22E.030.090](#) (1)(d) and WAC 197-11-800(1)(d).
12. **Application Review:** [MMC 22G.010.140](#) (3) requires the City to determine whether or not the project is consistent with the following items described in the applicable plans and regulations:

- a. Type of land use permitted at the site, including uses that may be allowed under certain circumstances, such as planned residential development and conditional uses, if the criteria for their approval have been satisfied.

Staff Comment: Pursuant to [MMC 22C.020.060](#), restaurants, including drive-thru restaurants, are a permitted use in the Community Business – Whiskey Ridge (CB - WR) zone.

- b. Density of residential development in urban growth areas.

Staff Comment: The proposed use does not include residential development; therefore, this provision does not apply.

- c. Availability and adequacy of public facilities identified in the Comprehensive Plan.

Staff Comment: The proposed development has been reviewed for compliance with the Comprehensive Plan to ensure consistency with the goals and policies related to the Community Business designation, including the specific criteria for the East Sunnyside – Whiskey Ridge Neighborhood of Planning Area 4.

Planning Area 4, East Sunnyside – Whiskey Ridge Neighborhood of the Land Use Element, identifies the Community Business designation as an area to develop commercial uses, auxiliary to downtown, to serve the needs of various areas. Per Land Use Figures 4-58 and 4-59, the proposed development is located in an area to be provided with upgraded water and sewer systems to adequately serve the project.

Staff finds that the proposed development, as conditioned, is consistent with the City of Marysville Comprehensive Plan.

- d. Development Standards.

Staff Comment: The project site is currently zoned CB-WR. The purpose of the CB-WR zone is to provide convenience and comparison retail and personal services for local service areas which exceeds the daily convenience needs of adjacent neighborhoods but which cannot be served conveniently by larger

activity centers, and to provide retail and personal services in locations within activity centers that are not appropriate for extensive outdoor storage or auto-related and industrial uses.

The proposed development and subsequent use of the property will comply with the intent of the CB-WR zone, and as conditioned herein, will meet all of the applicable development standards outlined in [Title 22 MMC, Unified Development Code](#). The proposed development, as conditioned herein, will make appropriate provisions for the public use and interest, health, safety and general welfare.

13. **Final Decision:** Pursuant to [MMC 22G.010.200](#), a decision on this application shall be made within 120 days from the date of the letter of completeness. A decision on this application was made fifty-three (53) in-house calendar days from the date of completeness.

## 2.0 RECOMMENDATION

Based on the foregoing findings and conclusions, review of the environmental documents submitted by the applicant, and the City's regulatory authority to implement the policies, standards, and regulations of the Comprehensive Plan and Marysville Municipal Code, the Community Development Director hereby grants **Administrative Commercial Site Plan Approval** for White Barn – Chick-fil-A, subject to the following conditions:

1. The preliminary site plan received by the Community Development Department on June 25, 2024 (Exhibit 041) shall be the approved preliminary site plan layout.
2. 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 Section 22G.120.270](#).
3. Pedestrian pathways that traverse a parking area, drive-aisle or drive-thru are required to be constructed with concrete pavers or decorative colored, or stamped concrete clearly denoting the pedestrian pathway. This detail shall be required to be provided on the civil construction plans.
4. Prior to civil construction plan approval, a FINAL Landscape Plan shall be approved and designed in accordance with the applicable Landscaping and Screening Standards of the East Sunnyside/Whiskey Ridge Design Standards and Guidelines per [MMC 22C.070.210](#) & [MMC 22C.070.220](#).
  - 4.1. The frontage along 87<sup>th</sup> Avenue NE and Soper Hill Road shall be designed, landscaped, and screened in a manner to enhance the pedestrian environment of the neighborhood. Final approval of the proposed frontage design shall be provided at landscape plan review with formal civil construction plan review. This would include a minimum 10' L2 landscape buffer and decorative wall.
5. Prior to civil construction plan approval, an illumination plan shall be designed and approved in accordance with applicable lighting standards outlined in [MMC 22C.070.160](#).
6. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with the Building Design Standards outlined in [MMC Chapter 22C.070](#)


Article VII Building Design.

7. Prior to building permit issuance, the applicant shall be required to demonstrate all mechanical equipment located on the roof, façade or external portions of a building are architecturally screened so as not to be visible from adjacent properties at street level or the public street in accordance with [MMC 22C.070.220](#). Mechanical equipment shall be screened by a primary building element or structure.
8. 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, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened by landscaping, fences, or walls.
9. In order to mitigate impacts upon the future capacity of the road system, the applicant shall be required to submit payment to the City of Marysville, on a proportionate share cost of the future capacity improvements as set forth in [MMC 22D.030.070\(3\)](#), for the development. Traffic impact fees shall be vested at a rate of \$2,220.00 per PMPHT. The proposal is proposed to generate 49 PMPHT totaling \$108,780.00.
10. The applicant shall be required to contribute on a proportionate share basis towards the construction of a compact, urban roundabout at the intersection of 87<sup>th</sup> Avenue NE and Soper Hill Road, based on the number of PMPHT distributed through the intersection. The proportionate share mitigation shall be vested at a rate of \$1,700.00 per PMPHT through the intersection. The proposal is proposed to send 17 PMPHT trips through the roundabout totaling \$28,900.00.

**Prepared by:** *Chris*

**Reviewed by:** *Angela*

This **Administrative Commercial Site Plan APPROVAL** is issued under [MMC 22G.010.150](#) (h). Administrative decisions may be appealed to the Hearing Examiner in accordance with [MMC Chapter 22G.010, Article VIII, Appeals](#). Appeals must be filed within fourteen (14) calendar days of the date of Administrative Site Plan Approval.

**Signature:**  **Date:** July 11, 2024  
*Haylie Miller, CD Director*

The above recommendation, including conditions of preliminary approval, are subject to change if the proposed phasing parameters, land uses or any other information provided by the applicant or their authorized representative proves inaccurate.