



PUBLIC WORKS DEPARTMENT

80 Columbia Avenue ♦ Marysville, WA 98270
 (360) 363-8100 ♦ (360) 363-8284 FAX

October 28, 2022

Ryan C. Larsen
 Land Pro Group, Inc.
 10515 20th Street SE, Suite 202
 Lake Stevens, WA 98258

Re: Soper Hill Station – *Concurrency Recommendation*
 PA 22030

Dear Chris,

Soper Hill Station, LLC, is proposing construction of a 2-story, approximately 10,000 SF, convenience store and six island gas pump and canopy on an 1.25 acre site, located at 8907 Soper Hill Road, identified as Assessor’s Parcel Number 00590700031805. According to the Traffic Impact Analysis (TIA), prepared by Kimley Horn, dated June 3, 2022, the proposed development would generate the following Average Daily Trips (ADT), AM peak hour trips (AMPHT), and PM peak hour trips (PMPHT):

ITE Land Use Code	Vehicle Fueling Positions	ADT	AMPHT	PMPHT
945 Gas Station	12	4,149	379	322.8
Pass-by Reduction		-3,111.75	-288.19	-242.10
TOTAL		1,037.25	91.01	80.70
87th / SOPER HILL RAB PMPHT				44

Based on our review of existing conditions, as well as other applicable supplemental information submitted with the application, and on file with the City, the following impacts and mitigation obligations are recommended for Soper Hill Station:

1. 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 per PMPHT.
2. The applicant shall be required to contribute on a proportionate share basis towards the construction of a compact, urban roundabout at the intersection of 87th 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.

Marysville Municipal Code (MMC) 22D.030.070(1)(d), requires an applicant to make a written proposal for mitigation of a development's traffic impacts to the City Engineer, prior to finalizing a concurrency determination and conditions of approval. If you have any questions, regarding the developments impacts and recommended mitigation obligations outlined above, please contact Chris Holland, Planning Manager, at cholland@marysvillewa.gov or by phone at 360.363.8207.

Sincerely,

A handwritten signature in blue ink, appearing to read 'JH', is positioned below the 'Sincerely,' text.

Jesse Hannahs, PE
Traffic Engineering Manager

cc: Jeff Laycock, PE, Public Works Director
Max Phan, PE, Assistant Public Works Director/City Engineer
Ken McIntyre, PE, Assistant City Engineer
Jesse Birchman, PE, Transportation and Parks Maintenance Manager
Haylie Miller, CD Director
Chris Holland, Planning Manager
Soper Hill Station, LLC, applicant