



June 17, 2024

Andrew Hunt  
PO Box 270571  
San Diego, CA 92198

Re: White Barn – Chick-fil-A – *Technical Review 2*  
PA23019

Dear Andrew,

After reviewing the application materials for the above referenced proposal, the following technical review comments are provided below.

1. Screening along both 87<sup>th</sup> Avenue NE & Soper Hill Road, does not comply with the L2 landscaping standards, and is disapproved, as proposed.

**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.

**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.

2. 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. An L2 landscape buffer on the south and west perimeters between the street and drive-through is required.
  - b. Provide parking lot landscaping calculations. 10% of the required parking areas shall be landscaped with L4 landscaping. This excludes required perimeter buffers.
  - c. 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.
3. Please provide color elevation drawings of both the restaurant and screen wall for director review and approval related to the reduced landscape setback along 87<sup>th</sup> Avenue NE & Soper Hill Road. This can be submitted as part of the civil and building plan review.
4. 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.
5. 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

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If you have any questions regarding the comments outlined above, please contact me at 360.363.8207, or by e-mail at [cholland@marysvillewa.gov](mailto:cholland@marysvillewa.gov).

Sincerely,

***Chris Holland***

Chris Holland  
Planning Manager

ecc: Haylie Miller, CD Director  
Chick-fil-A, Inc., applicant  
Natural 9 Holdings, LLC, owner