



# PUBLIC WORKS DEPARTMENT

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

August 15, 2022

Ryan Larsen  
Land Pro Group, Inc  
10515 20<sup>th</sup> St SE, Suite 202  
Lake Stevens, WA 98258

Re: **White Barn Dental – PA22-029 – Concurrency Recommendation**

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Dear Ryan,

Titanium Office, LLC, is proposing the construction of an approximately 9,900 sq. ft. 4-suite commercial office building, with a suite dedicated for a dental office. The project site is 1.02 acres in size and located at 8813 Soper Hill Road (Lot 6 of White Barn BSP), further identified by APN: 00590700031804.

Based on 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):

PROPOSED USE	ADT	AMPHT	PMPHT
<b>Approx. 10,000 sq. ft. medical office building</b>	<b>360</b>	<b>31</b>	<b>39.30</b>

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 the White Barn Dental:

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 \$2,220.00, per PMPHT (\$2,220 X 39.3), totaling \$87,246.**

2. Based on Section 4.2 of the TIA, the proposed development would generate 26 PMPHT affecting the intersection of 87<sup>th</sup> Ave NE and Soper Hill Road. 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. The proportionate share mitigation shall be vested at a rate of \$1,700 per PMPHT (\$1,700 x 26, totaling \$44,200).

**The required improvements referenced above shall be constructed and completed prior to granting occupancy permits of the proposed commercial office building.**

3. Based on Section 4.3 of the TIA and comments received from Snohomish County Public Works, the proposed development would not impact any Snohomish County capital improvement

projects; therefore, the payment of Snohomish County traffic mitigation fees shall not be required for the proposed development.

4. Based on Section 4.4 of the TIA, there are no WSDOT improvement projects in the vicinity of the proposed development that would be directly impacted by (3) or more PM peak hour trips generated by the proposed White Barn medical office; therefore, WSDOT traffic mitigation fees shall not be required for the proposed development

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 Public Works Director, 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 Emily Morgan, Senior Planner, at [emorgan@marysvillewa.gov](mailto:emorgan@marysvillewa.gov) or by phone at 360.363.8216.

Sincerely,

A handwritten signature in blue ink, appearing to read 'JH', with a long horizontal flourish extending to the right.

**Jesse Hannahs, PE**  
Traffic Engineering Manager

ecc: Jeff Laycock, PE, PW Director  
Max T. Phan, PE, City Engineer  
Ken McIntyre, PE, Assistant City Engineer  
Haylie Miller, CD Director  
Chris Holland, Planning Manager