



COMMUNITY DEVELOPMENT DEPARTMENT
80 Columbia Avenue ♦ Marysville, WA 98270 ♦ (360) 363-8100

August 19, 2022

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

Re: Soper Hill Station – *Technical Review 1*
PA22030

After preliminary review of the above referenced proposal, the Planning Division has the following comments:

1. Provide File Number PA22030 on all future site, civil and landscape plan submittals.
2. Section 4.2 of the TIA states “The 87th Avenue NE intersection is anticipated to be impacted by 44 PM peak-hour trips generated by the White Barn Medical Office building due to the restricted access to Soper Hill Road.” Is this the correct number of PMPHT for Soper Hill Station, or the Medical Office?
3. I believe the reference to AFN 200311190243 that reads “Approximate Location of Additional Workspace Area AFN 200311190243,” is not located on Lot 5 but rather farther east. This reference should be removed from all sheets.
4. Amend Sheet SP-02, as follows:
 - a. Provide impervious surface calculations;
 - b. Provide an auto-turn exhibit with the formal land use application to ensure adequate circulation for both patrons and fueling trucks. Additionally, the applicant shall be required to demonstrate how a fueling truck can safely navigate through the White Barn Center;
 - c. Add a minimum 5’ pedestrian pathway from the proposed open space area to Lot 1;
 - d. Provide a pedestrian connection from Lot 2 across the Main Access Drive to Lot 3. Consider potential development of Lots 3 & 4 for location of pedestrian connection;
 - e. Amend the parking calculations to include building SF and math for calculating the required number of spaces, similar to the project narrative;
 - f. It appears that some of the proposed parking stalls measure 8’ in width. 8.5’ minimum required;
 - g. B.4.1.a. requires a side and rear setback of 15’. It appears the building is only setback 10’ along the south property line
 - h. F.1.1 requires a 30’ landscaping setback from Soper Hill Road and a 20’ setback is required from Road A when a parking areas and drive aisles are located

adjacent to these roadways. 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 3 and 8 feet above the ground) between the street into the parking lot for safety.

- i. F.2.4.a. requires service elements (i.e. solid waste disposal areas) to be located to minimize the negative visual, noise, odor, and physical impacts of the street environment, adjacent (on and off-site) residents or other uses, and pedestrian areas. The proposed location of the solid waste collection area will need to be relocated so that it is not visible upon entry into the site.
 - j. A minimum 5' L4 landscape buffer is required at the end of the row of parking on the northeast portion of the parking area.
5. The following comments are related to required building design:
- a. B.1.2.b. requires the ground floor façade between 2 and 8 feet above the ground shall contain a minimum of 75% transparent window area. The north façade does not comply with this requirement.
 - b. B.3.2.b. provide pedestrian oriented building façade features on the west elevation facing the open space. Additionally, pursuant to B.3.2.c. blank walls are prohibited adjacent to the open space.
 - c. All elevations shall be amended to comply with the blank wall treatment standards outlined in E.3.4. Changing of the CMU wall color does not meet the blank wall standards.
 - d. Pursuant to E.4.5 the proposed stucco finish must be trimmed in wood or masonry and should be sheltered from extreme weather by roof overhangs or other methods and are limited to more than 30 percent of the façade area. Weather exposed horizontal surfaces must be avoided.
 - e. Add the following note to the elevation drawings:

F.2.6 Rooftop Mechanical Equipment. All rooftop mechanical equipment shall be organized, proportioned, detailed, screened, landscaped (with *decks* or terraces) and/or colored to be an integral element of the building and minimize visual impacts from the ground level of adjacent streets and properties. For example, screening features should utilize similar building materials and forms to blend with the architectural character of the building.
 - f. The Canopy Elevations provided do not appear to match the Exterior Material Board elevations provided. Additionally, the Canopy Elevations do not illustrate which elevation is the north, east, south and west. Please amend and the City will provide design review comments on the canopy.
6. The following comments are related to the Photometrics Plan:
- a. B.3.2.a. pedestrian-scaled lighting shall be provided in the open space area at a level averaging at least 2 foot candles throughout the space.
7. The following comments are related to the Landscape Plan:
- a. B.3.2.a. provide landscaping components that add seasonal interest to the space, such as plantings within pots.

- b. B.3.2.c. unscreened parking lots are prohibited adjacent to the open space. This could be accomplished by providing planting within pots on the north side of the open space.
- c. F.1.1 requires a 30' landscaping setback from Soper Hill Road and a 20' setback is required from Road A when a parking areas and drive aisles are located adjacent to these roadways.
- d. F.1.4 encourages project to use informal arrangement of plants installed in a variety of treatment that will enhance building designs, screen unwanted views, and enhance views and vistas. A formal arrangement may be acceptable if it has enough variety in layout and plants. Contiguous, long, unbroken, straight rows of a single plan should be avoided where possible.
- e. F.2.4.d.(1) requires the sides and rear of the solid waste enclosure to be screened with L1, L2, L3 or L4 landscaping at least 5' in depth.
- f. A minimum 5' L4 landscape buffer is required at the end of the row of parking on the northeast portion of the parking area.
- g. Recommend incorporating a variety of plantings with season colors within the 10' landscape buffer along the western property line adjacent to the open space, rather than lawn grass.
- h. Add the following note:

F.2.5 Utility Meters, Electrical Conduit, and Other Service Utility Apparatus. These elements 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 with vegetation or by architectural features.

Enclosed are copies of comments received from other City departments, and reviewing agencies. Revised application materials must be accompanied with a written response detailing how each of the items outlined above and attached hereto have been addressed, and what sheet the change(s) can be found on.

After you have had an opportunity to review, please let me know what technical review comments you need clarification on. Once received I can set up a Zoom meeting with all of the applicable city and agency representatives. If you have any questions; please contact me at 360.363.8207, or by e-mail at cholland@marysvillewa.gov.

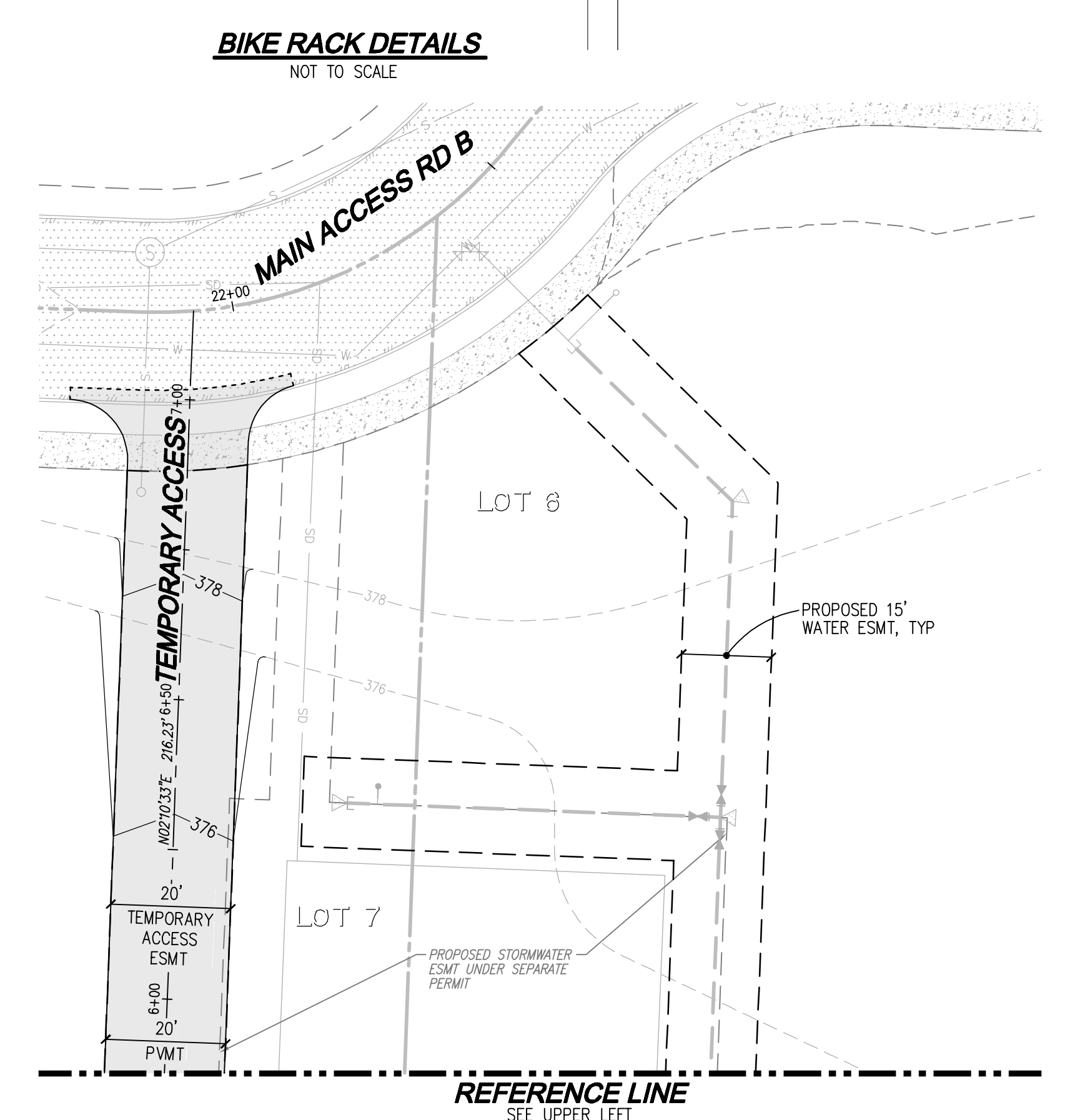
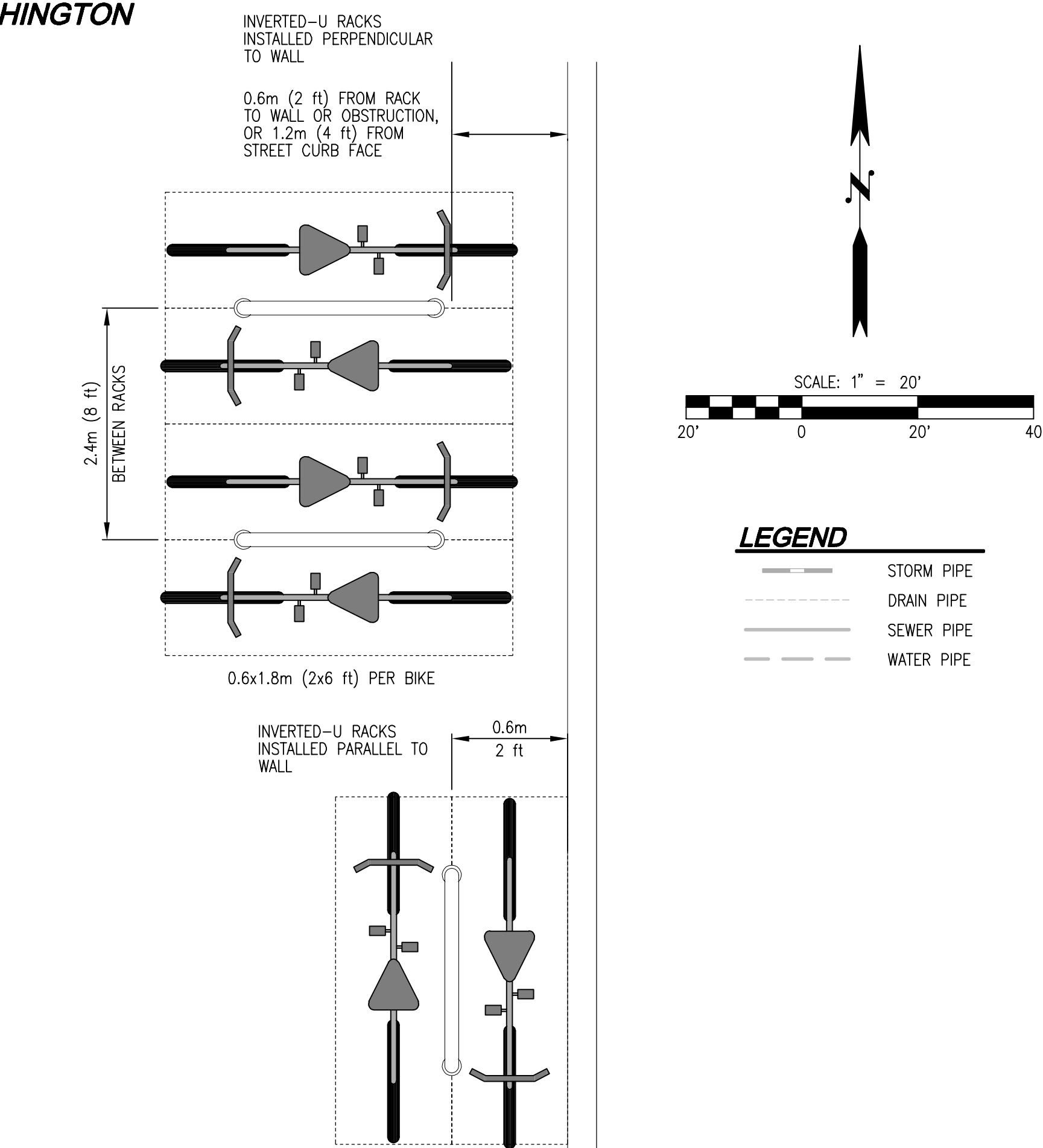
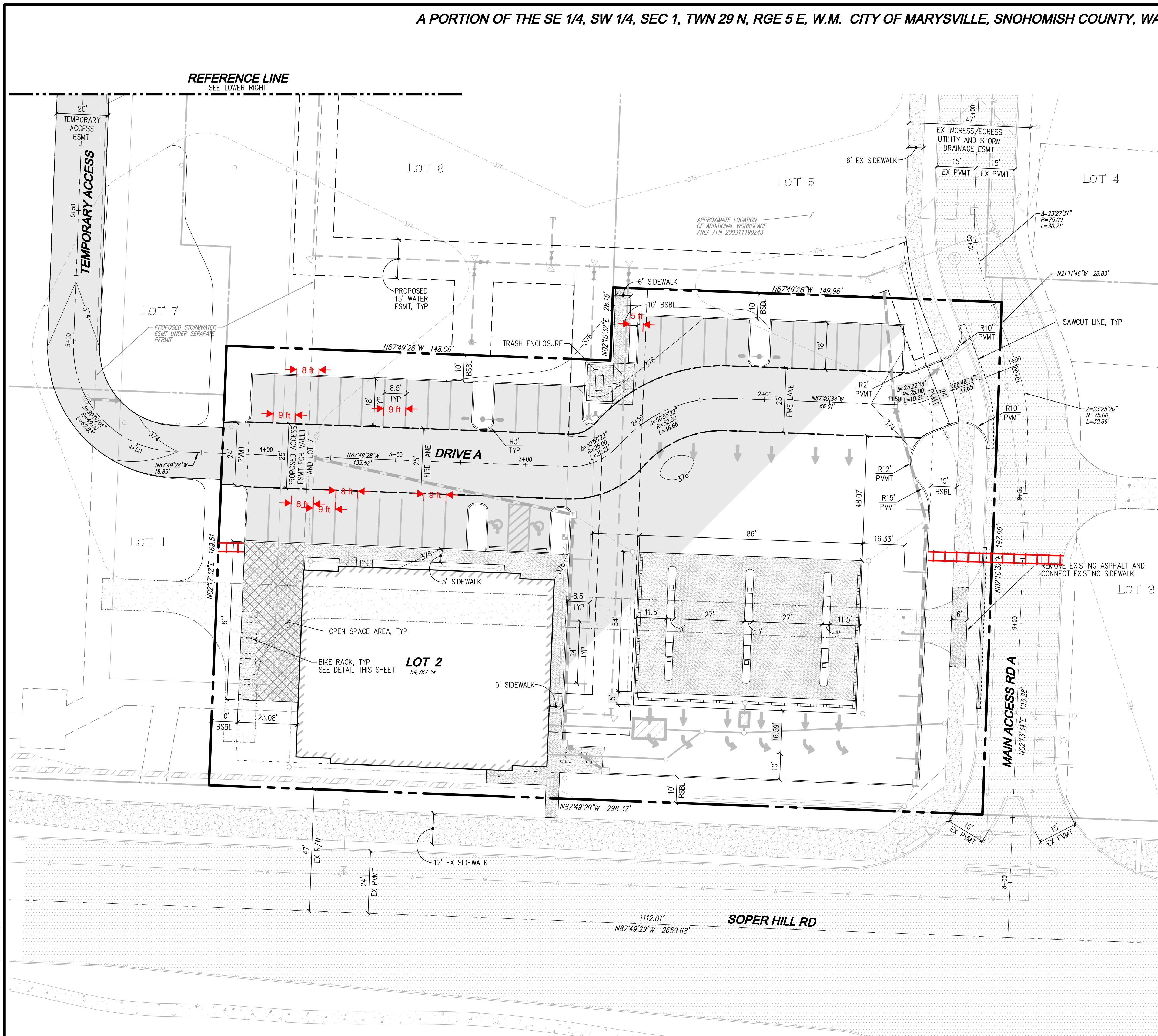
Sincerely,

Chris Holland

Chris Holland
Planning Manager

cc: Haylie Miller, CD Director
Soper Hill Station, LLC, applicant

A PORTION OF THE SE 1/4, SW 1/4, SEC 1, TWN 29 N, RGE 5 E, W.M. CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



PARKING NOTES

PARKING REQUIRED:	BASE=46 SPACES REDUCTION=2 SPACES TOTAL REQUIRED=44 SPACES
PARKING PROVIDED:	44 SPACES (42 SPACES + 2 ADA SPACES)
PARKING REDUCTION:	PROVIDE ADDITIONAL 5 BICYCLE SPACES TO REDUCE VEHICLE PARKING BY 1 SPACE
BICYCLE SPACES REQUIRED:	2 SPACES (5% OF REQUIRED PARKING SPACES)
BICYCLE SPACES PROVIDED:	13 SPACES (2 REQUIRED SPACES + 11 ADDITIONAL SPACES FOR PARKING REDUCTION)

OPEN SPACE CALCULATIONS

OPEN SPACE REQUIRED:	2% OF APPLICABLE SITE AND 1% OF BUILDING FLOOR AREA
APPLICABLE SITE:	54,767 SF x 2% = 1,095 SF
BUILDING FLOOR AREA:	7,258 SF x 1% = 73 SF
TOTAL REQUIRED:	1,168 SF
OPEN SPACE PROVIDED:	1,204 SF

DISCLAIMER

THE SURVEY DATA SHOWN CONSISTS OF A COMBINATION OF SURVEY DATA FROM PACIFIC COAST SURVEYS AND THE ASSUMPTION THAT THE WHITE BARN COMMERCIAL PROJECT (PERMIT 621-0053) WAS CONSTRUCTED PER PLAN. LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF DATA THAT HAS BEEN SOURCED FROM PACIFIC COAST SURVEYS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

BY	
NO.	DATE
DESCRIPTION	
<p>TITANIUM OFFICE, LLC WHITE BARN - LOT 2 PRELIMINARY SITE PLAN</p>	
<p>REVISIONS</p>	
<p>LDC Surveying Engineering Planning Woodinville Kent Olympia 1851 Central Ex. S. #101 Kent, WA 98030 T 425.806.1869 www.LDCcorp.com F 425.482.2893</p>	
<p>JOSEPH M. HOPKES STATE OF WASHINGTON 1983 PROFESSIONAL ENGINEER 11822</p>	
<p>JOB NUMBER: C22-141 DRAWING NAME: C22141SP-SP-PL DESIGNER: JMH DRAFTING BY: DPN DATE: 6-27-22 SCALE: 1"=20" JURISDICTION: CITY OF MARYSVILLE</p>	
<p>SP-02 SHEET 2 OF 2</p>	



PUBLIC WORKS DEPARTMENT
80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX

MEMORANDUM

To: Chris Holland, Planning Manager

From: Shane Whitney, Civil Plan Reviewer

RE: Soper Hill Station, File# PA22-030
Store & Gas Station
8907 Soper Hill Rd & Parcel # 00590700031805

Date: 8/9/2022

The following comments are offered after review of the above referenced application.

1. **Existing utilities:** There are no existing utilities, utilities are being provided by the overall site construction.
2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project. No utility extension will be required on frontage. To note though, water main will be required to be installed for looping purposes.
3. **Frontage Improvements:** The project's frontage improvements are being addressed with the binding site plan.
4. **Dedication Requirements:** No dedication is required for the project.
5. **Access:**
 - a. Access to the new private roadway will be adequate.
 - b. Internal vehicular circulation will need to meet the Fire Marshalls requirements.
 - c. The minimum width of a commercial driveway is 24-feet and the maximum is 40-feet.
6. **Drainage:** All projects in the city of Marysville must comply with requirements stipulated under the MMC 14.15.040 and 14.15.050.
 - a. Stormwater drainage: The report appears substantially compliant with standards, as noted in the report, a conveyance analysis will be required at time of civil submittal.
 - b. The maximum allowed impervious surface coverage for the Zoning designation is 85%. The supplied documents list the coverage at about 80%.

Other Comments:

7. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.
8. A grading permit will be required for the onsite work.
9. Engineering construction plan review fees will be due prior to release of approved civil construction plans.
Engineering construction plan review per MMC 22G.030.020:
Multiple residential/commercial/industrial = \$250.00 base fee + \$135.00 per hour.
10. Engineering construction inspection fees will be due prior to project final or building final whichever comes first.
Engineering construction inspection fees per MMC 22G.030.020:
Multiple residential/commercial/industrial = \$250.00 base fee + \$135.00 per hour.
Bond administration fee = \$20.00/lot or unit, with a minimum amount being \$250.00
11. **All civil construction plan submittals are to be routed directly to Shane Whitney, Civil Plan Reviewer. The first *civil construction* plan submittal is to consist of a plan set, a copy of the drainage report, and a copy of the geotechnical report. **Once the documents are ready to be submitted, we will provide you a link to where the materials can be uploaded to.****
 - a. Review timing:
 - i. First review = 5 weeks
 - ii. Second review = 3 weeks
 - iii. Third review = 3 weeks
 - iv. Subsequent reviews repeat the above schedule.
12. Please be advised these comments are in reference to specific items and do not imply a full review of the proposed application. Additional comments which may change the design requirements will be provided during the civil construction plan review process.

If you have additional questions regarding the above comments, please contact me at (360) 363-8227 or at swhitney@marysvillewa.gov.

cc: Ken McIntyre, PE, Assistant City Engineer



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Chris Holland, Planning Manager

FROM: Brad Zahnow, Development Services Technician

DATE: July 27, 2022

SUBJECT: PA22-030 Soper Hill Station
8907 Soper Hill Road (Lot 2)
APN: 00590700031805

Residential Utility Capital Improvement Fees

Capital utility fees are assessed in accordance with the attached rate sheet. The "City" rates will be applicable to this project.

Recovery (Latecomer) Fees

No recovery fees are applicable to this project.

Utility Main Fees

No utility main fees are applicable to this project.

ULID/LID Fees

No ULID/LID fees are applicable to this project.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



UTILITY CAPITAL IMPROVEMENT CHARGES - 2022

MMC Section 14.07.010 - Marysville Ord. Nos. 2607 & 2670 - Effective 1-1-2006
 Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270
 (360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Monday - Friday 7:30 AM - 4:00 PM

RESIDENTIAL UNITS

Type of Connection		Water		Sewer	
		City	Outside City	City	Outside City
Residential DU*	Eff 1/1/06	\$4,750/du	\$5,490/du	\$4,490/du	\$4,890/du
Inspection		Plumb permit varies	Plumb permit	\$100	\$100
Admin/Filing Fee		\$20	\$20	\$20	\$20

*Dwelling unit includes single-family, multi-unit housing, apts, condos, manufactured homes and mobile homes.
 Main fees or latecomer fees may apply, depending on location.

Type of Connection		Water		Sewer	
		City	Outside City	City	Outside City
Hotel/Motel	Eff 1/1/06	\$1,816/rm	\$2,099/rm	\$1,717/rm	\$1,870/rm
RV Park Pads	Eff 1/1/06	\$2,375/pad	\$2,745/pad	\$2,245/pad	\$2,445/pad

COMMERCIAL / INDUSTRIAL

WATER

Gallons per Minute	City	Outside City
0 – 2000 gpm	\$1.64 / square foot (bldg)	\$1.99 / square foot (bldg)
2001 – 4000 gpm	\$2.40 / sf	\$2.87 / sf
4001+ gpm	\$3.16 / sf	\$3.80 / sf
Warehouse/Storage (Ord No. 3026, Eff 7/15/16)	\$0.48 / sf	\$0.65 / sf
Warehouse/Storage with fire sprinklers	\$0.36 / sf	\$0.49 / sf

SEWER

Type of Use	City	Outside City
Retail Sales/Manufacturing/ Churches/Schools/Day Care	\$1.03 / square foot (bldg)	\$1.24 / square foot (bldg)
Offices/Medical/Dental/Nursing Homes and all other uses not listed	\$1.67 / sf	\$2.00 / sf
Warehouses/Storage	\$0.49 / sf	\$0.65 / sf
Restaurants/Taverns/Esspresso	\$2.38 / sf	\$2.86 / sf
Schools without kitchens	\$0.77 / sf	\$0.93 / sf

SURFACE WATER / STORM DRAINAGE

Surface water capital fee – Eff 1/1/11	Residential - \$95/du	Commercial - \$95/3200sf of imp surface
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METER SERVICES

Meter Size	Tapping Fee	Meter Drop Fee
5/8" x 3/4"	\$1,050	\$500
3/4" x 3/4"	\$1,075	\$525
1"	\$1,200	\$560
1.5"	\$1,600	\$750
2"	\$1,900 min	\$850
3", 4", 6", 8"	Time and Material - \$3,500 min + \$1K/inch	Included in tapping fee

Fire sprinkler systems may require a larger meter for adequate fire flow – consult your designer.

All non-residential water services, including fire sprinkler systems and irrigation systems, require a backflow prevention assembly to be installed immediately downstream of the water meter. Contact the city's cross connection control specialist at (360) 363-8100 to determine the type of assembly required.



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Chris Holland, Planning Manager

FROM: Kim Bryant, Water Operations Supervisor
Tim King, Utility Construction Lead II
Ryan Keefe, Water Operations Lead II

DATE: August 5th, 2022

SUBJECT: Soper Hill Station, PA22030

Public Works Operations has reviewed the Soper Hill Station submittal and has the following comments:

1. Civil plans do not indicate location of domestic water meter;
2. Civil plans do not include size of pipe, type of valves or water details;
3. Install main line valve on west side of hydrant assembly as well.

If the applicant has any questions about these comments, I can be contacted at (360) 363-8163 or kbryant@marysvillewa.gov.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Chris Holland, Planning Manager
FROM: Brooke Ensor, NPDES Coordinator
DATE: 8/1/2022
SUBJECT: PA22-030 Soper Hill Station

1. **The City has adopted the 2019 Stormwater Management Manual for Western Washington.** This project had a complete application on July 15, 2022, lot specific BMP's should be selected using the 2019 SWMMWW. Please evaluate and include in the drainage report:
 - oil control for PGIS areas, and
 - source control
2. For commercial projects triggering minimum requirements #6 Runoff Treatment and #7 Flow Control will be required to record a covenant/easement for all of the facilities that will become privately owned and maintained.

A draft of this document has been prepared for the White Barn Development. The document will need to be updated with additional infrastructure installed for lot 1. Provide the recording number when completed to Brooke Ensor at ensor@marysvillewa.gov

If you have questions regarding these comments, please contact me at 360-363-8288 or ensor@marysvillewa.gov.

Visit the City's surface water web page to view a 2019 SWMMWW training.
www.marysvillewa.gov/179/Surface-Water

cc: Matt Eyer, Storm/Sewer Supervisor

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Chris Holland – Planning Manager

FROM: Jesse Hannahs, P.E. – Traffic Engineering Manager

DATE: August 12, 2022

SUBJECT: PA 22-030 – Soper Hill Station

I have reviewed the Pre-application Site Plan for the proposed White Barn Convenience Store & Gas Station and White Barn Dental at 8833 Soper Hill Road and have the following comments:

- 1) Traffic Impact Fees and Traffic Impact Analysis shall be per Initial White barn TIA. Any alterations to original TIA assumptions, at a minimum, shall require a TIA Memo to provide understanding of the updated proposed site.
 - a. Provide TIA memo comparing original accepted TIA to currently proposed site land uses.
- 2) Roadway frontage improvements shall be per original White Barn roadway improvement plans requiring improvements be constructed on 87th Ave NE and Soper Hill Road including Roundabout construction and SR 9 traffic signal modification.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



COMMUNITY DEVELOPMENT DEPARTMENT
80 Columbia Avenue □ Marysville, WA 98270
(360) 651-5100 □ (360) 651-5099 FAX
24-Hour Recorder 360-363-8204

MEMORANDUM

Date: **August 10, 2022**

PA22-030

To: **Chris Holland, Planning Manager**

From: **Michael Snook, Building Official**

Re: **Project Name:** Soper Hill Station
Applicant: Soper Hill Station, LLC

Proposal: The applicant is requesting Administrative Site Plan Approval and State Environmental Policy Act Review to construct a 2-story, approximately 10,000 SF, convenience store and six (6) island gas pumps with canopy.

Address: 8907 Soper Hill Road

In response to your request for review of the above project. Please see requirements below:

1. Applicant shall comply with any and or all provisions the 2018 Edition of the International Building, Residential, Mechanical, 2018 Uniform Plumbing Codes, and current Washington State Amendments.
2. All plans and permit applications will be required to be submitted electronically as part of their submittal process. One (1) complete set of building plans, structural calculations, Geotech Report, and 2018 Washington State Energy Code work sheets.
3. Contact our office if you have questions in regards to permit applications, checklists and/or handouts that you and/or your design team will be preparing plans for on your project.
4. If any demolition of structures is proposed, and you are unsure if permit/s will be required for the removal of any existing structures. Please contact the Building Division at 360-363-8100, to ask any specific questions. An asbestos report will be required for each demo permit.
5. A Geotechnical report shall be submitted to the City for this project. This is to be an in-depth report to address the following:
 - Soil Classification
 - Required Drainage Systems
 - Soil Compaction Requirements
 - Type of Footings, Foundations, and Slabs Allowed
 - Erosion Control Requirements
 - Retaining Walls
 - Fill and Grade
 - Final Grade

Please provide the below information in regards to this overall project the 2018 International Building requirements:

1. The building structure will be required to be designed under the 2018 IBC, Chapter 16, and Structural Design Requirements. The seismic zone criteria is to be established under the guidelines of a Washington State Licensed Architect and/or Structural Engineer.
2. Please provide scaled floor plans with square footage of each room, open areas, and all levels throughout the building.

3. For the main structure, show on the plans the type of building materials proposed, and if required, what type of fire-resistant construction will be required.
4. Construction shall comply with the 2018 IBC, Chapter 5 “General Building Heights and Areas”, and any “Area Modifications”.
5. Exterior walls are to comply with the 2018 International Building Code, Chapter 6. This includes allowable openings under the 2018 IBC, Chapter 7. Site plan is to show the distance from the proposed structure to the property lines, from all sides of the building.
6. If mixed occupancy areas or non-separated are purposed inside the buildings, they will be required to comply with the 2018 IBC, Chapter 5.
7. An “Exit study plan” is to be shown in the architectural plan set, and to be to scale.
8. Buildings shall be accessible to all areas to persons with physical disabilities per the 2018 IBC, Chapter 11. This includes the Washington State Amendments, and ICC A117.1.-2017.
9. Accessible parking stalls shall be shown on the site plan and meet the requirements of the 2018 IBC, Chapter 11.
10. Restrooms shall be provided per the Washington State Amendments of the 2018 IBC, Chapter 29, and the 2018 UPC.
11. All Mechanical Equipment shall be screened from public view under MMC Provisions. Please indicate how this will be achieved on your building plan, elevation submittal sheets.
12. A Fire Sprinkler system may be required. The applicant is to verify this requirement with the Fire Marshal’s Office.
13. Per the Marysville Municipal Code, Chapter 14.10, Cross-connection devices are required on the domestic and fire sprinkler water supply. Prior to final acceptance, all required backflow devices are to be tested by an independent third party testing agency.
14. All Electrical installations are to be permitted, inspected and approved through the City. The current code is NEC 2020 with WCEC Amendments. A separate application, plans, and plan review will be required.
15. Deferred Electronic Submittals applications are to be submitted per the requirements below;
 - The registered design professional in charge of the project shall review and stamped each set of plans and specifications approved.
 - The registered design professional in charge of the project shall provide a letter stating that the plans and specifications have been reviewed and that package is general conformance with the design of the building.
 - The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.
 - The deferred submittal items shall not be installed until the deferred submittal documents have been reviewed and approved by the Building Official.
16. Special Inspection will be required. The list of the type of inspections shall be indicated on the plans by the Engineer of Record. The owner is to notify the City of the registered special inspection agency prior to permit issuance.
17. **Building application for plan review will be approximately 6-8 weeks for first-time plan review comments.**

We look forward to your project coming to our City!

If I may be of any further assistance, please feel free to contact me.

Michael Snook, Building Official, 360-363-8210 or msnook@marysvillewa.gov during office hours 7:30 am – 4:00 pm, Monday through Friday.

Chris Holland

From: Dhaliwal, Gurpreet <Gurpreet.Dhaliwal@co.snohomish.wa.us>
Sent: Saturday, July 16, 2022 10:40 PM
To: Chris Holland
Subject: [External!] OFFER (\$0) APPROVED – Soper Hill Station (PA22-030)

External Email Warning! Use caution before clicking links or opening attachments.

Hello,

Snohomish County Public Works concurs with the distribution and the conclusion that this development will not impact any county capital improvement projects or county road with three or more directional peak hour trips. Therefore, no mitigation and no offer is required of this development to the county under the county/city interlocal agreement.

Thank you,

Gurpreet Dhaliwal | *Engineer II*

[Snohomish County Public Works](#) | Traffic Operations
3000 Rockefeller Avenue, M/S 607 | Everett, WA 98201
425-388-3870 | Gurpreet.Dhaliwal@snoco.org

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-----Original Appointment-----

From: Chris Holland <CHolland@marysvillewa.gov>

Sent: Friday, July 15, 2022 8:42 AM

To: Mike Snook; Jordan Sanchez; Ken McIntyre; Kacey Simon; Shane Whitney; Brad Zahnow; Bradley Akau; Adam Benton; Kim Bryant; Ryan Keefe; Tim King; Matthew Eyer; Brooke Ensor; Ryan Carney; Kristy Beedle; Darrin Douglas; Max Phan; Jesse Hannahs; Jesse Birchman; dave_brooks@comcast.com; Shane; Friedman@cable.comcast.com; Ryan Weehunt; Russell Wright; mlwicklund@snopud.com;

Robert.larson@ziply.com; Robert.nance@ziply.com; Dhaliwal, Gurpreet; Anderson, Dawn; cstevens@stillaguamish.com; knelson@tulaliptribes-nsn.gov; Todd Gray; Turner2@comcast.com; Jacob

Subject: Soper Hill Station (PA22030)

When: Friday, August 5, 2022 12:00 AM to Saturday, August 6, 2022 12:00 AM (UTC-08:00) Pacific Time (US & Canada).

Where: N/A - Request for Review

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.