



October 28, 2022

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

Re: Soper Hill Station – *Technical Review 2*
PA22030

After reviewing the revised application materials, the Planning Division has the following comments:

1. **TR1 Comment:** 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?

TR1 Response: The understanding was that the overall analysis (completed in February 2021) was to provide a broad overview of the potential impacts with the understanding that a site-specific analysis would be provided for each submittal. The analysis shows for the gas station shows that the only intersections that would meet the criteria for analysis are the intersections of Soper Hill Road at 87th Avenue NE and Soper Hill Road at SR-9. The intersection of Soper Hill Road at 87th Avenue NE is currently being improved, along with the frontage improvements between 87th Avenue NE and SR-9. So there should not be a need to compare the current proposal to the previous analysis.

TR2 Comment: The response did not address the TR1 comment. Based on the information provided Soper Hill Station will be conditioned to make payment for the urban roundabout at the intersection of 87th Avenue NE and Soper Hill Road in the amount of \$74,800 (44 PMPHT x \$1,700).

2. Amend Sheet SP-02, as follows:

- a. **TR1 Comment:** 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.

Applicant’s Response: Pedestrian connection from site to sidewalk along Main Access Drive A has been added. Connection to Lot 2 to be determined when Lot 2 development occurs. No sidewalks are currently proposed on Lot 2, as a site plan has not been approved so no reason to provide a midblock crossing of the access drive at this time.

TR2 Comment: A pre-application has been submitted for Tommy’s Express Carwash for Lot 3. If developed with a carwash undoubtedly passengers of patrons are vacuuming there vehicles will ultimately walk over to the proposed

convenience store. This connection should be coordinated between the two uses and a condition will be added to the preliminary site plan approval.

- b. **TR1 Comment:** 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.

Applicant's Response: Building has been adjusted to provide appropriate setbacks from property lines and overhead wire.

TR2 Comment: Building is only setback 12' 6" from south property line. Additionally, please remove the "10' BSBL" reference along Soper Hill Road.

- c. **TR1 Comment:** 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.

Applicant's Response: Per our previous conversation a Type L3 10-foot buffer has been provided along both Drive Aisle A and Soper Hill Rd. In addition, landscaping will be provided in the 5-foot planter strips between Soper Hill Rd and Drive Aisle A.

TR2 Comment: I do recall discussing a reduced landscape buffer, however, simply providing a 10' L3 buffer was not what I recall. In order for a reduced landscape buffer to be approved by the director the landscaped area shall be 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. Please provide a proposal for Director consideration.

- 3. The following are preliminary review comments related to required building design. Formal comments will be provided at the time of building permit submittal:

- a. **TR1 Comment:** 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.

Applicant's Response: Plans have been revised accordingly.

TR2 Comment: In review of store elevations provided it does not appear the revisions comply with B.1.2.b, as noted above.

- b. **TR1 Comment:** 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.

Applicant's Response: Plans have been revised accordingly.

TR2 Comment: The north east and west elevation does not appear to comply the provisions outlined in E.3.4. Additionally, the landscape plans should be amended to include what is proposed to be planted on the south elevation trellis.

- 4. The following are preliminary comments related to the Landscape Plan:

- a. **TR1 Comment:** 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.

Applicant's Response: Per our previous conversation a Type L3 10-foot buffer has been provided along both Drive Aisle A and Soper Hill Rd. In addition, landscaping will be provided in the 5-foot planter strips between Soper Hill Rd and Drive Aisle A.

TR2 Comment: See comment 2.c. above.

- b. An irrigation plan will be required on the FINAL Landscape Plan.

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. I 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



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: 10/25/2022

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

1. All of the rest of my comments and concerns will be addressed with the civil 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: Kim Bryant, Water Operations Supervisor
Tim King, Utility Construction Lead II
Ryan Keefe, Water Operations Lead II

DATE: October 17th, 2022

SUBJECT: Soper Hill Station 2nd Submittal, PA22030

Public Works Operations has reviewed the Soper Hill Station 2nd submittal and has the following comments:

1. All dead end lines require at a minimum a 2" blow off assembly;
2. Relocate water meter to north side of property within utility easement or right of way.

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



Memorandum

To: Chris Holland, Planning Manager

From: Billy Gilbert, Water Quality Lead

Subject: Soper Hill Station PA22030

Date: October 21, 2022

In response to your request for review of the above project, please note the following items.

Plumbing system is subject to applicable requirements of MMC Chapter 14.10 "Water Supply Cross-Connections" and WAC 246-290-490.

This is a commercial facility requiring a RPBA directly downstream of the domestic water meter. For the purpose of premise isolation of the domestic water line. The RPBA shall be in accordance with Design standards 2-151-002

A Double Check Detector Assembly (DCDA) is required for any fire line that is connected to the city's water system.

A Reduced Pressure Backflow Assembly (RPBA) is required immediately downstream of any irrigation meter and in an above ground hotbox if a chemical/fertilizer injection system is installed. If the irrigation system is not chemically injected, a DCVA is sufficient for this application. The DCVA may be installed in an in-ground meter type box or vault. In accordance with Design Standards 2-15-001

On-site inspections are to be performed by the City of Marysville Cross Connection Control Specialist at rough-in and final. 48 hours' notice is required, prior to inspection.

Testing of all backflow prevention assemblies, by a Washington State Certified Backflow Assembly Tester, is required prior to occupancy use per MMC 14.10.120. Test report shall be forwarded to the City of Marysville Water Quality Office, prior to occupancy.

Any questions regarding these comments, and scheduling for onsite inspections should be directed to Billy Gilbert 360-363-8143 crossconnection@marysvillewa.gov



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Chris Holland, Planning Manager
FROM: Brooke Ensor, NPDES Coordinator
DATE: 10/20/2022
SUBJECT: PA22-030 Soper Hill Station

To be addressed at Civil Review:

1. Oil control is triggered in an addition to basic or enhanced treatment. I do not see the BioPod facilities on the approved technologies list for oil control. Uncovered areas cannot drain to the sewer.
(<https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Stormwater-permittee-guidance-resources/Emerging-stormwater-treatment-technologies>)
2. Please include source control BMPs in the drainage report.

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

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: October 24, 2022

SUBJECT: PA 22-030 – Soper Hill Station

I have reviewed the Site Plan for the proposed Soper Hill Station 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 Trip Generation assumptions, at a minimum, shall require a TIA Memo to provide understanding of the updated proposed site uses.
 - a. Provide TIA memo comparing original accepted TIA trip generation 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