



October 28, 2022

City of Marysville
Community Development
ATTN: Chris Holland, Planning Manager
Jesse Hannahs, PE – Traffic Engineering Manager
80 Columbia Avenue
Marysville, WA 98270

Project Name / File No.: Soper Hill Station / PA22-030
Applicant: Soper Hill Station, LLC
Site Address: 8907 Soper Hill Rd, Marysville
Review: Applicant's Response to Concurrency Determination

Dear Chris Holland and Jesse Hannahs,

This letter serves as the Applicant's formal response to the Concurrency Recommendation from Jesse Hannahs, Traffic Engineering Manager dated October 28, 2022. The Applicant has reviewed the two (2) recommended conditions with Mr. Hannahs's letter listed below and accepts the recommended conditions as outlined.

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.

If you have any further questions, please contact me at (360) 631-1820.

Respectfully,
Soper Hill Station, LLC
By: Land Pro Group, Inc., Applicant's Representative

By: Ryan C. Larsen, VP Land Development