

## ADMINISTRATIVE SITE PLAN APPROVAL - Soper Hill Station

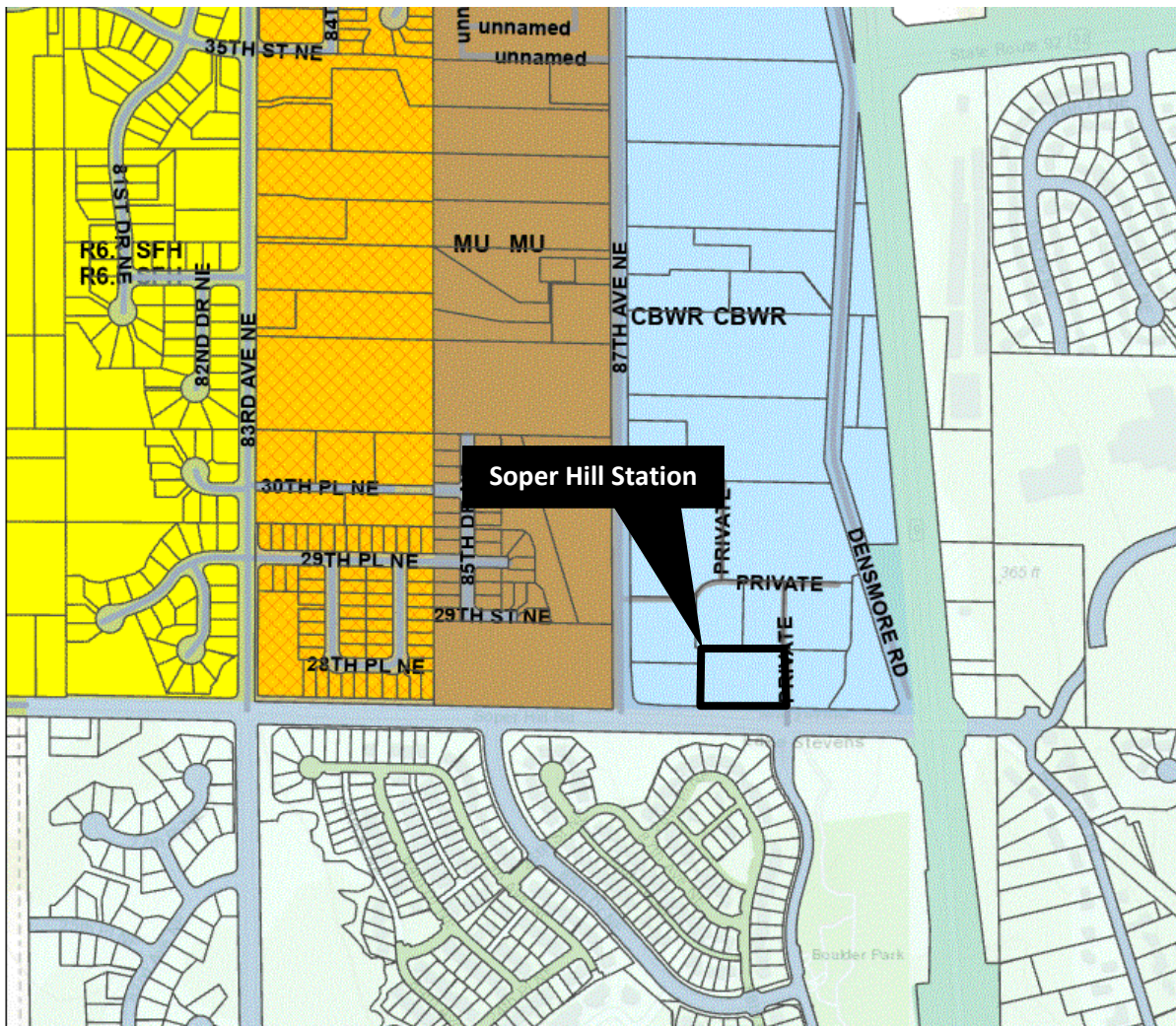
Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270  
Office Hours: Mon - Fri 8:00 AM - 4:30 PM ♦ Phone: (360) 363-8000

PROJECT INFORMATION									
<b>Project Title</b>	Soper Hill Station			<b>Date of Report</b>	November 18, 2022				
<b>File Number</b>	PA22030			<b>Attachments</b>	Preliminary Site Plan (Exhibit 33) MDNS (Exhibit 36)				
<b>Administrative Recommendation</b>	Approve the preliminary commercial site plan subject to the conditions of approval contained in Section 2.0.								
BACKGROUND SUMMARY									
<b>Applicant</b>	Soper Hill Station, LLC								
<b>Request</b>	The applicant is requesting <i>Administrative Commercial Site Plan Approval</i> in order to construct a new 2-story, approximately 10,000 SF, convenience store, six island gas pumps and canopy.								
<b>SEPA Status</b>	A SEPA Mitigated Determination of Non-Significance (MDNS) was issued on October 28, 2022. The appeal period expired on November 14, 2022. No appeal was filed.								
<b>Location</b>	8907 Soper Hill Road			<b>APNs</b>	00590700031805				
<b>Acreage (SF)</b>	1.25-acres (54,767 SF)			<b>Section</b>	01	<b>Township</b>	29N	<b>Range</b>	05E
<b>Comprehensive Plan</b>	Community Business	<b>Zoning</b>	WR-CB	<b>Shoreline Environment</b>			N/A		
<b>Water Supply</b>	<b>Current</b>	<b>Proposed</b>		<b>Sewer Supply</b>	<b>Current</b>		<b>Proposed</b>		
	None	Marysville			None	Marysville			
<b>Present Use of Property</b>	The site has been graded under a separate permit in preparation of commercial development.								
REVIEWING AGENCIES									
<b>Marysville</b>	<b>Local Agencies &amp; Districts</b>		<b>State &amp; Federal</b>		<b>County</b>		<b>Other</b>		
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input checked="" type="checkbox"/> Engineering Services <input type="checkbox"/> Parks <input checked="" type="checkbox"/> Planning <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> Public Works	<input type="checkbox"/> Arlington (city) <input type="checkbox"/> Arlington Airport <input checked="" type="checkbox"/> Cocast <input type="checkbox"/> Community Transit <input type="checkbox"/> Frontier <input checked="" type="checkbox"/> Lake Stevens (city) <input checked="" type="checkbox"/> PUD No. 1 <input checked="" type="checkbox"/> Ziplly		<input type="checkbox"/> BNSF <input type="checkbox"/> DAHP <input type="checkbox"/> DOE <input type="checkbox"/> US Army Corp of Engineers <input type="checkbox"/> WDFW <input checked="" type="checkbox"/> WSDOT <input type="checkbox"/> WUTC		<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input checked="" type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> Puget Sound Energy <input checked="" type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Tulalip Tribes <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
ACTION									
<input checked="" type="checkbox"/> Administrative	<input type="checkbox"/> City Council	<input type="checkbox"/> Quasi-Judicial	<input type="checkbox"/> Planning Commission						
<b>Date of Action</b>	November 18, 2022		<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Continued				
STAFF CONTACT									
<b>Name</b> Chris Holland	<b>Title</b> Planning Manager	<b>Phone</b> 360.363.8207	<b>E-mail</b> cholland@marysvillewa.gov						

**SURROUNDING USES**

	<b>Comprehensive Plan</b>	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	Community Business – Whiskey Ridge	CB-WR	Site has been graded for commercial development
<b>North</b>	Community Business – Whiskey Ridge	CB-WR	Proposed medical clinic, dental clinic and office under construction
<b>East</b>	Community Business	CB-WR	Densmore Road and State Route 9
<b>South</b>	N/A	N/A	Soper Hill Road and an urban subdivision, known as Crosswater
<b>West</b>	Mixed Use – Whiskey Ridge	MU-WR	87 <sup>th</sup> Avenue NE and future multi-family development

**Vicinity Map**



**1.0 FINDINGS AND CONCLUSIONS**

- 1. **Project Description:** Soper Hill Station, LLC (applicant), submitted an application requesting *Administrative Commercial Site Plan Approval* in order to construct a new 2-story, approximately 10,000 SF, convenience store, six island gas pumps and canopy.
- 2. **Location:** The proposed project site is located on the northeast corner of 87<sup>th</sup> Avenue NE and Soper Hill Road at a site address of 8907 Soper Hill Road and is identified as Assessor Parcel Number 00590700031805.
- 3. **Site Description:** The proposed development is Parcel A of the White Barn Boundary Line Adjustment, recorded under Auditor’s File Number 202205135001, and is 54,767 SF in size. The site has been modified with fill under a separate development permit to level and raise the grade for commercial development.
- 4. **Letter of Completeness:** The application was determined to be complete on July 15, 2022, and a letter of completeness was provided to the applicant in accordance with MMC 22G.010.050.
- 5. **Public Notice:** Public notice of the development application was provided in accordance with MMC 22G.010.090. No public comments have been received on the application.
- 6. **Request for Review:** A *Request for Review* of the proposed development was sent to the following Local, County, State & Federal Agencies and Districts:
  - a. *Comcast:* No comments received.
  - b. *City of Lake Stevens:* No comments received.
  - c. *Snohomish County PUD No. 1:* No comments received.
  - d. *Ziply:* No comments received.
  - e. *Washington State Department of Transportation:* No comments received
  - f. *Snohomish County Public Works – Land Development:* An e-mail was received from Gurpreet Dhaliwal, Engineer II, dated July 16, 2022 (Exhibit 22), stating Snohomish County Public Works concurs with the distribution and conclusion that the development will not impact any county capital improvement projects or county road with three or more direction peak hour trips. Therefore, no mitigation and no offer is required of this development to the county under the county/city interlocal agreement.
  - g. *Stillaguamish Tribe:* No comments received.
  - h. *Tulalip Tribes:* No comments received.
- 7. **Access:** Motor vehicle access to the development is proposed to be provided via two (2) separate private commercial driveway accesses, one off Soper Hill Road and one off 87<sup>th</sup> Avenue NE.
- 8. **Traffic Concurrency:** The applicant submitted a Traffic Impact Analysis (TIA), prepared by Kimley Horn, dated June 3, 2022. According to the TIA, the proposed development would generate 1,037 average daily trips (ADT), 91 AM peak hour trips (AMPHT) and 80 PM peak hour trips (PMHPT), including 44 PMPHT through the intersection of 87<sup>th</sup> Avenue NE and Soper Hill Road.

Based on a review of existing conditions and the TIA, as well as other applicable supplemental information submitted with the application and on file with the City, the Traffic Engineering Manager made a traffic concurrency recommendation to the

applicant dated October 28, 2022. The traffic concurrency recommendation includes the following conditions to mitigate traffic impacts:

- a. 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.
- b. 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, 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.

The applicant submitted a written proposal, dated October 28, 2022, agreeing to the development's traffic impacts and mitigation measures. Pursuant to MMC 22D.030.070(6)(a)(ii), the traffic concurrency determination and the project's impacts and mitigation obligations shall expire on October 28, 2028.

9. **Critical Areas:** A *Critical Area Reconnaissance Report*, prepared by Wetland Resources, dated February 13, 2020, was submitted under a separate development permit, which proposed grading of the site in preparation for commercial development. It was determined that there are no wetlands, streams or associated buffers located on the subject property.
10. **Utilities:** There are no existing utilities currently on-site. However, utilities, including water, sewer, and stormwater, are being provided by the overall site construction of the White Barn Grading & Utilities permit (File No. PA20051).

All utility and street improvements are to be extended along the street frontages of the project site. Review of required utilities will be addressed during civil construction plan review to ensure compliance with all of the applicable Marysville Municipal Codes.

11. **State Environmental Policy Act Review:** After evaluation of the applicant's environmental checklist submitted with the application, and other supporting documentation and application materials, a State Environmental Policy Act (SEPA) Mitigated Determination of Non-Significance (MDNS), which included two (2) mitigation measures, was issued on October 28, 2022. The appeal period for the MDNS expired on November 14, 2022. No appeals were filed.

During the SEPA comment period, the Community Development received a letter from Kelli Price, Washington State Department of Ecology – SEPA Coordinator, dated November 10, 2022. The comment letter outlines actions that must be taken per the Underground Storage Tank (UST) Regulations and Statute, Chapter 173-360A WAC & Chapter 90.76 RCW. The proposal has been conditioned to comply with the UST Regulations and Statute.

12. **Application Review:** MMC 22G.010.140(3) requires the City to determine whether or not the project is consistent with the following items described in the applicable plans and regulations:

- a. Type of land use permitted at the site, including uses that may be allowed under certain circumstances, such as planned residential development and conditional uses, if the criteria for their approval have been satisfied.

Staff Comment: Pursuant to MMC 22C.020.060, gas stations and convenience stores are a permitted use in the Community Business – Whiskey Ridge (CB - WR) zone.

- b. Density of residential development in urban growth areas.

Staff Comment: N/A

- c. Availability and adequacy of public facilities identified in the Comprehensive Plan.

Staff Comment: The proposed development has been reviewed for compliance with the Comprehensive Plan to ensure consistency with the goals and policies related to the Community Business designation, including the specific criteria for the East Sunnyside – Whiskey Ridge Neighborhood of Planning Area 4.

Planning Area 4, East Sunnyside – Whiskey Ridge Neighborhood of the Land Use Element, identifies the Community Business designation as an area to develop commercial uses, auxiliary to downtown, to serve the needs of various areas. Per Land Use Figures 4-58 and 4-59, the proposed development is located in an area to be provided with upgraded water and sewer systems to adequately serve the project.

Staff finds that the proposed development, as conditioned, is consistent with the City of Marysville Comprehensive Plan.

- d. Development Standards.

Staff Comment: The project site is currently zoned CB-WR. The purpose of the CB-WR zone is to provide convenience and comparison retail and personal services for local service areas which exceeds the daily convenience needs of adjacent neighborhoods but which cannot be served conveniently by larger activity centers, and to provide retail and personal services in locations within activity centers that are not appropriate for extensive outdoor storage or auto-related and industrial uses.

The proposed development and subsequent use of the property will comply with the intent of the CB-WR zone, and as conditioned herein, will meet all of the applicable development standards outlined in Title 22 MMC, *Unified Development Code*. The proposed development, as conditioned herein, will make appropriate provisions for the public use and interest, health, safety and general welfare.

- 13. **Final Decision:** Pursuant to MMC 22G.010.200, a decision on this application shall be made within 120 days from the date of the letter of completeness. A decision on this application was made forty (40) in-house calendar days from the date of completeness.

## 2.0 RECOMMENDATION

Based on the foregoing findings and conclusions, review of the environmental documents submitted by the applicant, and the City’s regulatory authority to implement the policies, standards, and regulations of the Comprehensive Plan and Marysville Municipal Code, the Community Development Director hereby grants **Administrative Commercial Site Plan Approval** for Soper Hill Station, subject to the following conditions:

1. The preliminary site plan received by the Community Development Department on March 23, 2021 (Exhibit 40) shall be the approved preliminary site plan layout.
2. The applicant, owners and operators must ensure compliance with the Underground Storage Tank (UST) systems and UST system components are installed in accordance with Chapter 173-360A WAC and Chapter 90.76 RCW.
3. All necessary power lines, telephones wires, television cables, fire alarm systems and other communication wires, cables or lines shall be placed in underground location either by direct burial or by means of conduit or duct. All such underground



installations or systems shall be approved by the appropriate utility company and shall adhere to all governing applicable regulations including, but not limited to, the applicable City and State regulations and specific requirements of the appropriate utility pursuant to MMC Section 22G.120.270.

4. Pedestrian pathways that traverse a parking area or drive-aisle are required to be constructed with concrete pavers or decorative colored, or stamped concrete clearly denoting the pedestrian pathway. A pedestrian connection from Lot 2 (project site) across the Main Access Drive to Lot 3 shall be provided. The applicant shall consider potential development of Lots 3 & 4 for the ultimate location of the pedestrian connection. This detail shall be required to be provided on the civil construction plans.
5. Prior to civil construction plan approval, a FINAL Landscape Plan shall be designed and approved in accordance with the applicable Landscaping and Screening Standards outlined in Section F of the East Sunnyside/Whiskey Ridge Design Standards and Guidelines.
6. Prior to civil construction plan approval, an illumination plan shall be designed and approved in accordance with applicable lighting standards outlined in Section D.3 of the East Sunnyside/Whiskey Ridge Design Standards and Guidelines.
7. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with the Building Design Standards outlined in Section E of the East Sunnyside/Whiskey Ridge Design Standards and Guidelines.
8. Prior to building permit issuance, the applicant shall be required to demonstrate all mechanical equipment located on the roof, façade or external portions of a building are architecturally screened so as not to be visible from adjacent properties at street level or the public street in accordance with Section F.2 of the East Sunnyside/Whiskey Ridge Design Standards and Guidelines. Mechanical equipment shall be screened by a primary building element or structure.
9. 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, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened by landscaping, fences, or walls.
10. The applicant shall be required to comply with the two (2) mitigation measures outlined in the State Environmental Policy Act (SEPA) Mitigated Determination of Non-Significance (MDNS) issued on October 28, 2022 (Exhibit 36).

**Prepared by:** *Chris*

**Reviewed by:** *Angela*

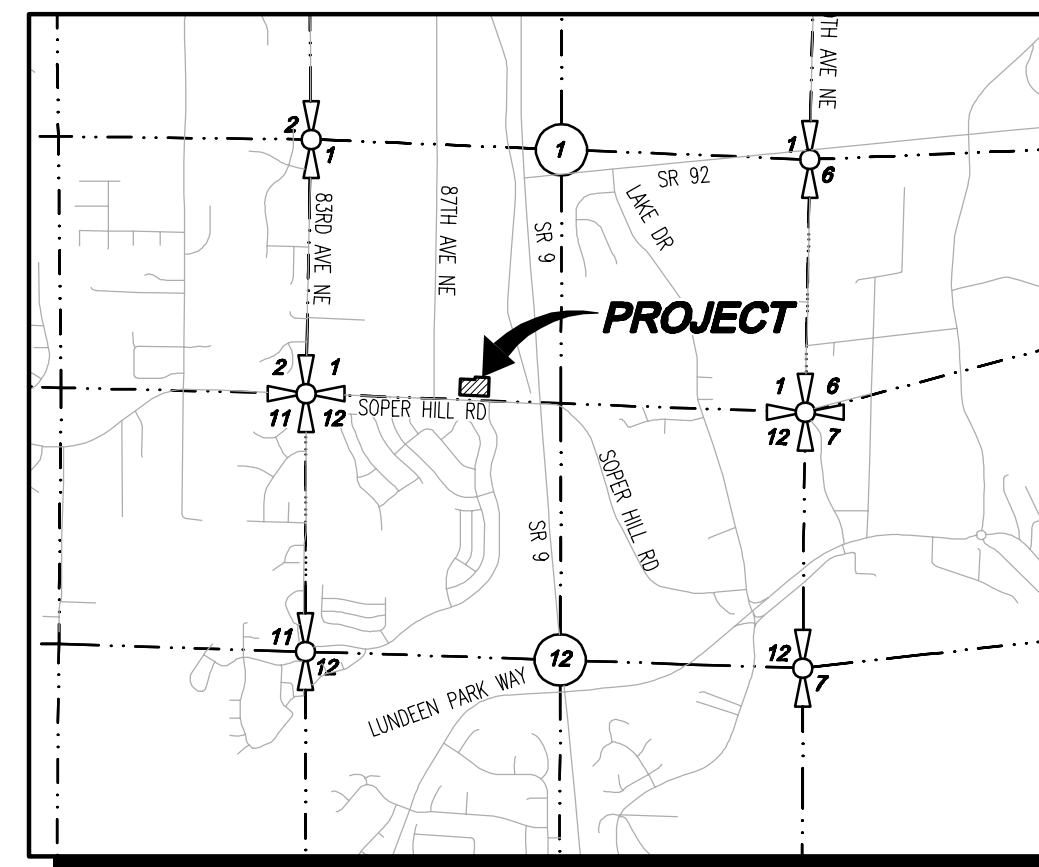
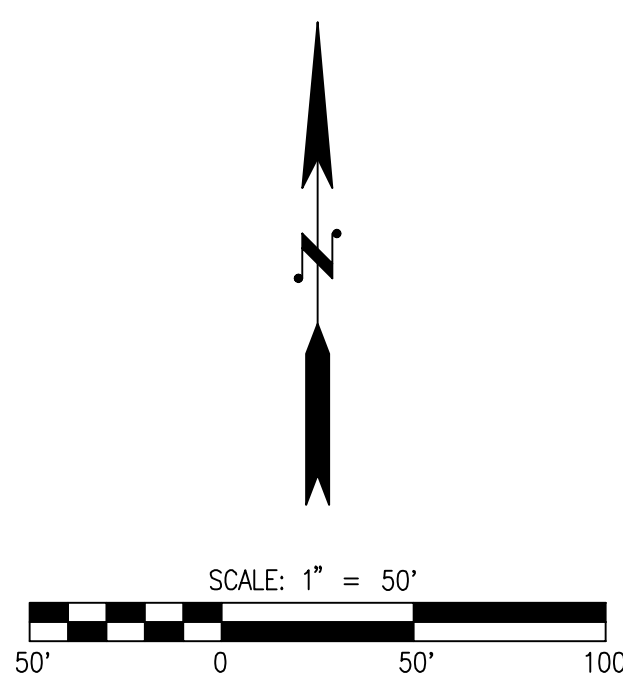
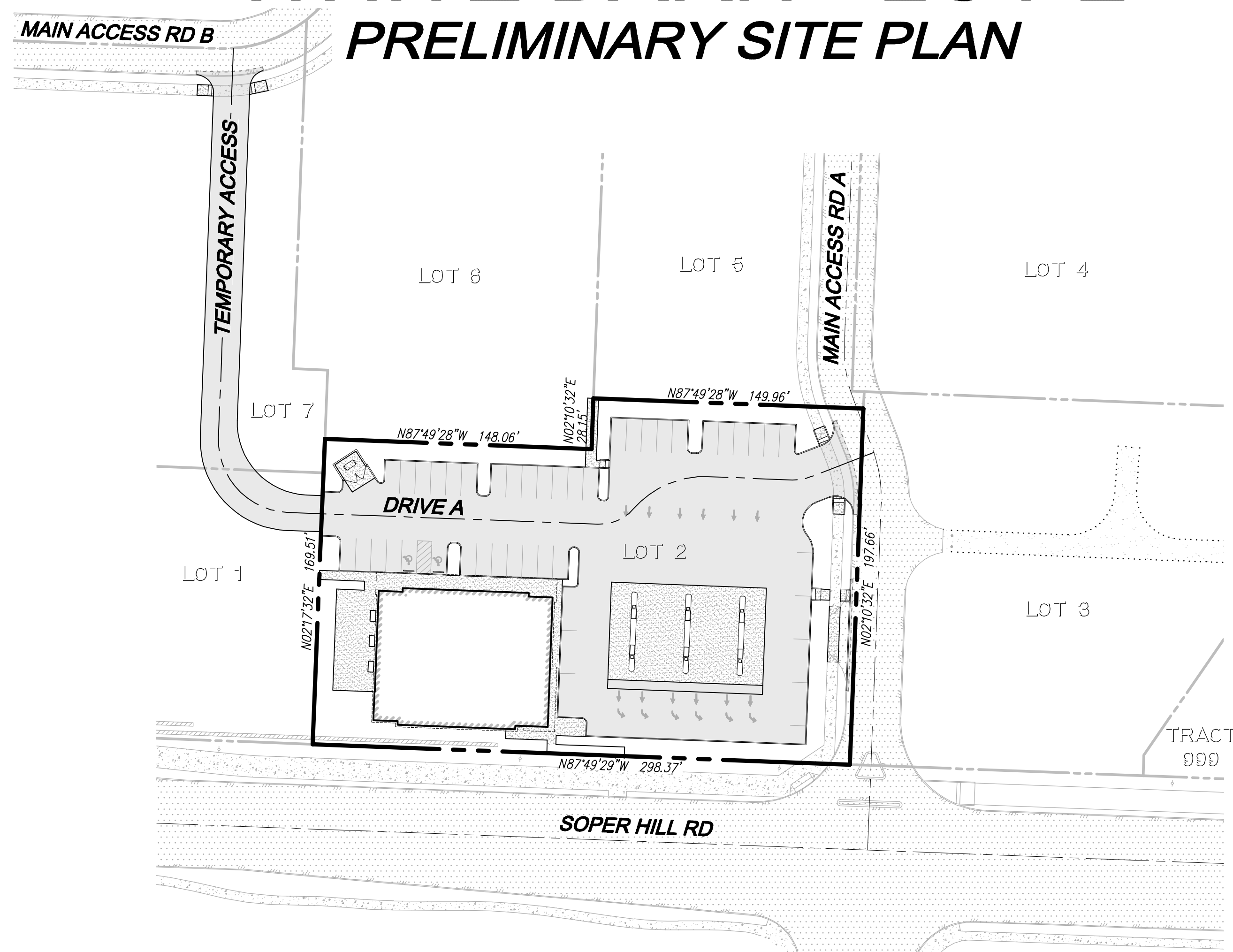
This **Administrative Commercial Site Plan APPROVAL** is issued under MMC 22G.010.150(h). Administrative decisions may be appealed to the Hearing Examiner in accordance with MMC Chapter 22G.010, Article VIII, Appeals. Appeals must be filed within fourteen (14) calendar days of the date of Administrative Site Plan Approval.

**Signature:**  **Date:** November 18, 2022  
*Haylie Miller, CD Director*

The above recommendation, including conditions of preliminary approval, are subject to change if the proposed phasing parameters, land uses or any other information provided by the applicant or their authorized representative proves inaccurate.

# WHITE BARN - LOT 2

## PRELIMINARY SITE PLAN



### LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS		ABBREVIATIONS	
SYMBOL	DESCRIPTION	CB	CATCH BASIN
	SECTION CORNER	CL	CENTERLINE
	1/4 SECTION CORNER	CMP	CORRUGATED METAL PIPE
	MONUMENT	CP	CONCRETE PIPE
	SET REBAR/CAP LS#46315	EL	ELEVATION
	FOUND REBAR	EXIST.	EXISTING
	TELEPHONE VAULT	FL	FLOWLINE
	POWER VAULT	IE	INVERT ELEVATION
	LUMINAIRE	LCPPE	LINED CORRUGATED POLYETHYLENE PIPE
	WATER VALVE	PL	PROPERTY LINE
	BOLLARD	PP	POWER POLE
	SIGN (AS NOTED)	PVC	POLYVINYL CHLORIDE PIPE
	JUNCTION BOX	R/W	RIGHT-OF-WAY
	CATCH BASIN	STA	STATION
	STORM MANHOLE	SD	STORM DRAIN
	TRAFFIC SIGNAL	SS	SANITARY SEWER
	TRAVERSE POINT	SSMH	SANITARY SEWER MANHOLE
	POWER POLE	SWPE	SOLID WALL POLYETHYLENE PIPE
	SEPTIC TANK LID	TYP	TYPICAL
	WATER LINE	TBR	TO BE REMOVED
	POWER LINE		
	GAS LINE		
	TELEPHONE LINE		
	BARBED WIRE FENCE		
	WOOD FENCE		
PROPOSED WATER SYMBOLS		PROPOSED STORM SYMBOLS	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	WATER CAP		TYPE 1 CATCH BASIN, GRATED LID
	CONCRETE BLOCKING		TYPE 1 CATCH BASIN, SOLID LID
	BUTTERFLY VALVE		TYPE 2 CATCH BASIN, GRATED LID
	11° BEND		TYPE 2 CATCH BASIN, SOLID LID
	45° BEND		BEEHIVE MANHOLE COVER
	90° BEND		SQUARE YARD DRAIN
	22° BEND		ROUND YARD DRAIN
	VALVE		STORM CLEAN OUT
	HYDRANT ASSEMBLY		STORM PIPE
	BLOW-OFF VALVE		
	REDUCER		
	AIR-VAC ASSEMBLY		
	WATER METER		
	WATER PIPE		
PROPOSED SEWER SYMBOLS			
SYMBOL	DESCRIPTION		
	SEWER CAP		
	SEWER CLEANOUT		
	SEWER MANHOLE		
	SEWER PIPE		

### SURVEY INFORMATION

#### LEGAL DESCRIPTION

PARCEL A, CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT NO. BLA22003 RECORDED UNDER AUDITOR'S FILE NO. 202205135001 IN THE RECORDS OF SNOHOMISH COUNTY BEING A PORTION OF LOTS 305, 318, AND 319 SUNNY SIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 19, RECORDS OF SNOHOMISH COUNTY.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

#### VERTICAL DATUM

THE VERTICAL DATUM FOR THIS PROJECT IS NAVD83. THE BENCHMARK USED IS WSDOT POINT GP31009-196, EAST OF THE SITE NEAR SR-9, BEING 362.84 FEET AS SHOWN.

#### HORIZONTAL DATUM - BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS PROJECT IS NAD83/91 AS ESTABLISHED BY A LINE HELD BETWEEN W.C.C.S. POINT 328 AND W.C.C.S. POINT 326, BEING NORTH 01°10'09" EAST.

#### EQUIPMENT & PROCEDURES

METHOD OF SURVEY: SURVEY PERFORMED BY A FIELD TRAVERSE USING A "TRIMBLE S6" ROBOTIC TOTAL STATION, TRIMBLE 5800 GPS AND A "TDS RANGER" DATA COLLECTOR SUPPLEMENTED WITH FIELD NOTES WAS PERFORMED, ESTABLISHING THE ANGULAR, DISTANCE, AND VERTICAL RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES AND IMPROVEMENTS.

PRECISION: MEETS OR EXCEEDS STATE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090

#### SURVEY NOTES

1. BARBED WIRE FENCE ENCROACHES AT THE SOUTHEAST AND SOUTHWEST CORNERS OF THE SITE
2. THERE IS A POWER LINE AERIAL ENCROACHMENT AT THE SOUTHEAST AND SOUTHWEST CORNER OF THE SITE
3. REFERENCE MAP - RECORD OF SURVEY AFN 200403035222
4. REFERENCE MAP - SUNNY SIDE FIVE ACRE TRACTS, VOLUME 7 OF PLATS, PAGE 19
5. REFERENCE MAP - SNOHOMISH ROAD MAP DATED MAY 13, 1913 (SURVEY NO 477)

#### FLOOD INFORMATION

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INFORMATION: FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 53061C0740 PANEL 740 OF 1575, DATED NOVEMBER 8, 1999. THE SUBJECT PROPERTY IS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN)

### CONTACT LIST

<b>OWNER/APPLICANT:</b> TITANIUM OFFICE, LLC 10515 20TH ST SE SUITE 202 LAKE STEVENS, WASHINGTON 98258 CONTACT: PATRICK MCCOURT PHONE: (425) 308-5101 FAX: (425) 645-8103 EMAIL: pmccourt@landprogrp.com	<b>CIVIL ENGINEER:</b> LDC, INC. 20210 142ND AVE NE WOODINVILLE, WA 98072 CONTACT: JOSEPH HOPPER, PE PHONE: (425) 806-1869 FAX: (425) 482-2893 EMAIL: jhopper@ldccorp.com
<b>OWNER REPRESENTATIVE:</b> LAND PRO GROUP, INC. 10515 20TH ST SE SUITE 202 LAKE STEVENS, WASHINGTON 98258 CONTACT: RYAN LARSEN PHONE: (425) 551-7600 FAX: (425) 645-8103 EMAIL: rlarsen@landprogrp.com	<b>SURVEYOR:</b> PACIFIC COAST SURVEYS, INC. 16300 MILL CREEK BLVD, STE G4 MILL CREEK, WASHINGTON 98082 CONTACT: DARREN RIDDLE, PLS PHONE: (425) 508-4951 FAX: (425) 357-3577 EMAIL: darren@pcsurveys.net
<b>LANDSCAPE ARCHITECT:</b> ORIGIN DESIGN GROUP 1031 185TH AVENUE NE SNOHOMISH, WASHINGTON 98290 CONTACT: KRISTAL LOWE PHONE: (425) 346-9105 EMAIL: origindg@gmail.com	<b>ARCHITECT:</b> MJ NEAL AND ASSOCIATES P.O. BOX 1945 WENATCHEE, WASHINGTON 98807 CONTACT: MARK NEAL, AIA PHONE: (509) 663-6455 EMAIL: mjn@mjneal.com

### PROJECT INFORMATION

<b>SITE ADDRESS</b>	8833 SOPER HILL ROAD MARYSVILLE, WASHINGTON 00590700032001
<b>TAX PARCEL:</b>	54,767 SF 1.26 AC
<b>SITE AREA:</b>	CD
<b>CURRENT ZONING:</b>	CD
<b>PROPOSED ZONING:</b>	COMMERCIAL
<b>PROPOSED LAND USE:</b>	1
<b>PROPOSED LOTS:</b>	10' PERIMETER
<b>BUILDING SETBACKS:</b>	CITY OF MARYSVILLE CITY OF MARYSVILLE SNOHOMISH COUNTY PUD NO. 1 PUGET SOUND ENERGY FRONTIER COMCAST
<b>WATER:</b>	LAKE STEVENS SCHOOL DISTRICT NO. 4 MARYSVILLE FIRE DISTRICT RFA
<b>SEWER:</b>	
<b>POWER:</b>	
<b>GAS:</b>	
<b>TELEPHONE:</b>	
<b>CABLE:</b>	
<b>SCHOOL DISTRICT:</b>	
<b>FIRE DISTRICT:</b>	

### TABLE OF CONTENTS

1	COVER SHEET
2	PRELIMINARY SITE PLAN

### EARTHWORK QUANTITIES

CUT:	2,100 CY
FILL:	2,100 CY
NET:	0 CY
DISTURBED AREA:	71,170 SF (1.63 AC)

### 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 G21-0053) 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.

FILE NUMBER: PA 22-030

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

NO.	DATE	DESCRIPTION
1	10-10-22	REVISED PER CITY OF MARYSVILLE 8-19-22 TECHNICAL REVIEW 1

BY: JMH

REVISIONS

Surveying Engineering Planning

LDC

Titanium Office, LLC

White Barn - Lot 2

Cover Sheet

Woodinville  
Kent  
Kent, WA 98030  
www.LDCcorp.com  
T 425.806.1869  
Olympia  
Kent  
Kent, WA 98030  
www.LDCcorp.com  
F 425.482.2893

TITANIUM OFFICE, LLC

WHITE BARN - LOT 2

COVER SHEET

JOSEPH M. HOPPER  
STATE OF WASHINGTON  
1883  
PROFESSIONAL ENGINEER  
No. 0222

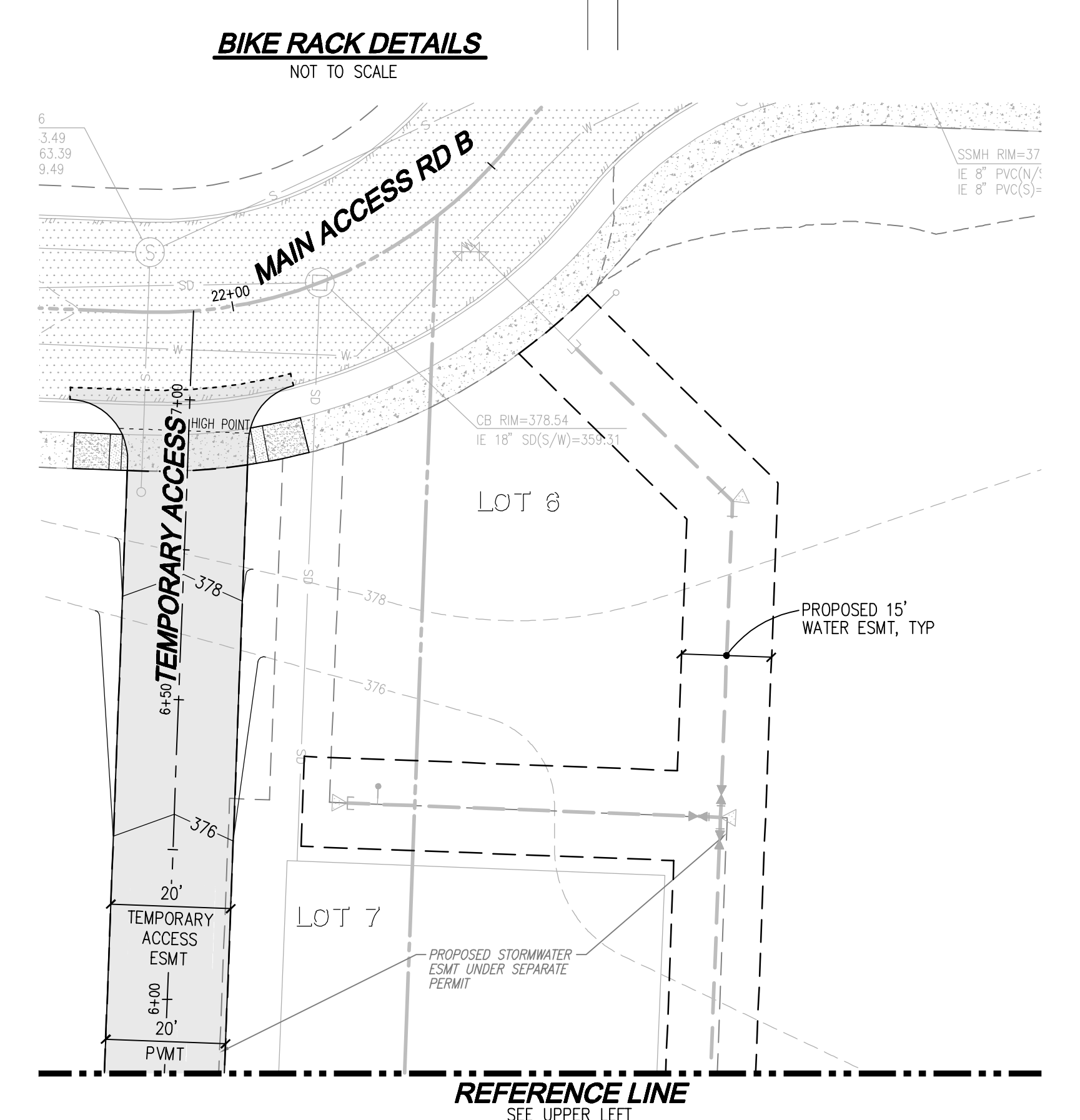
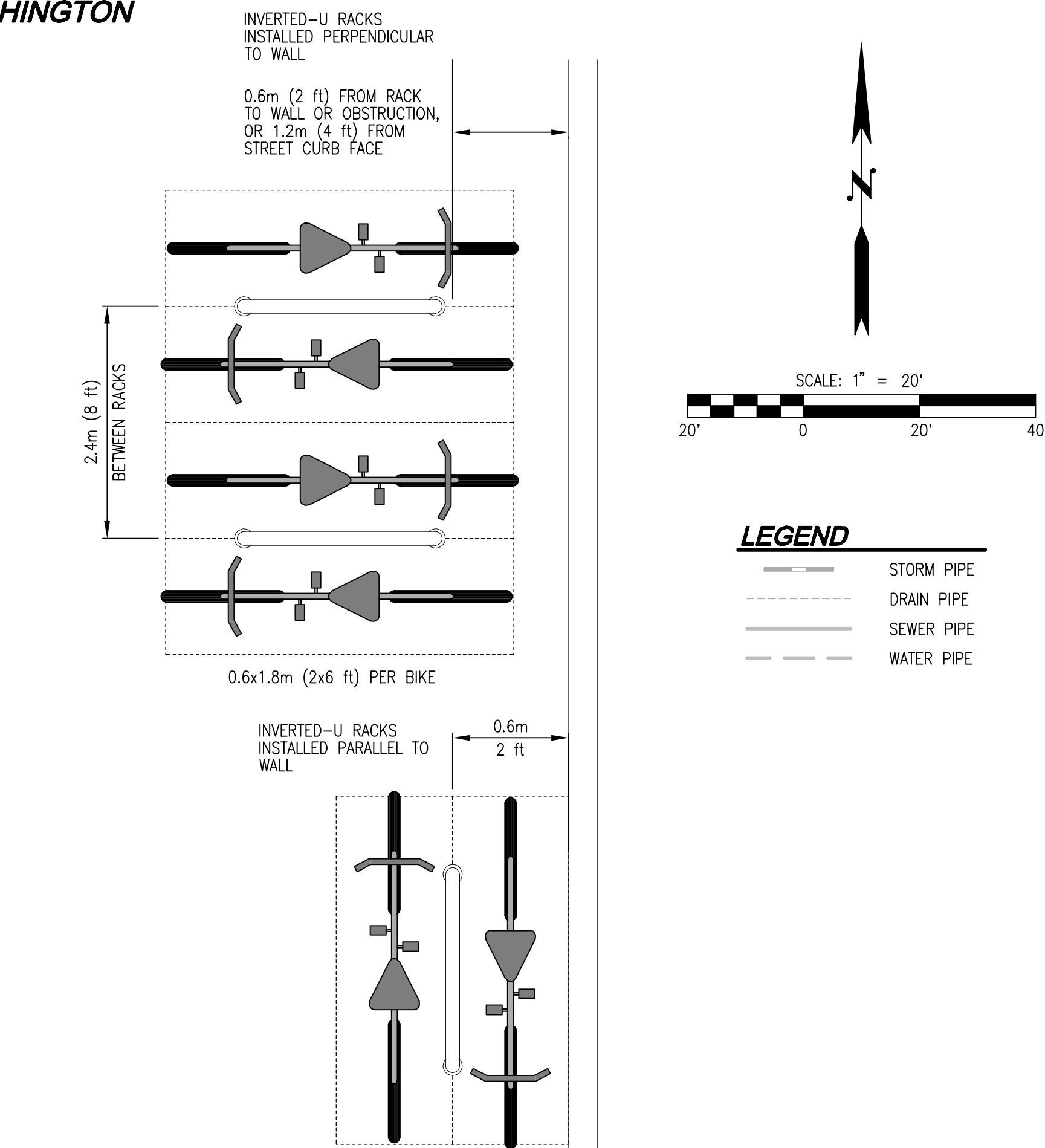
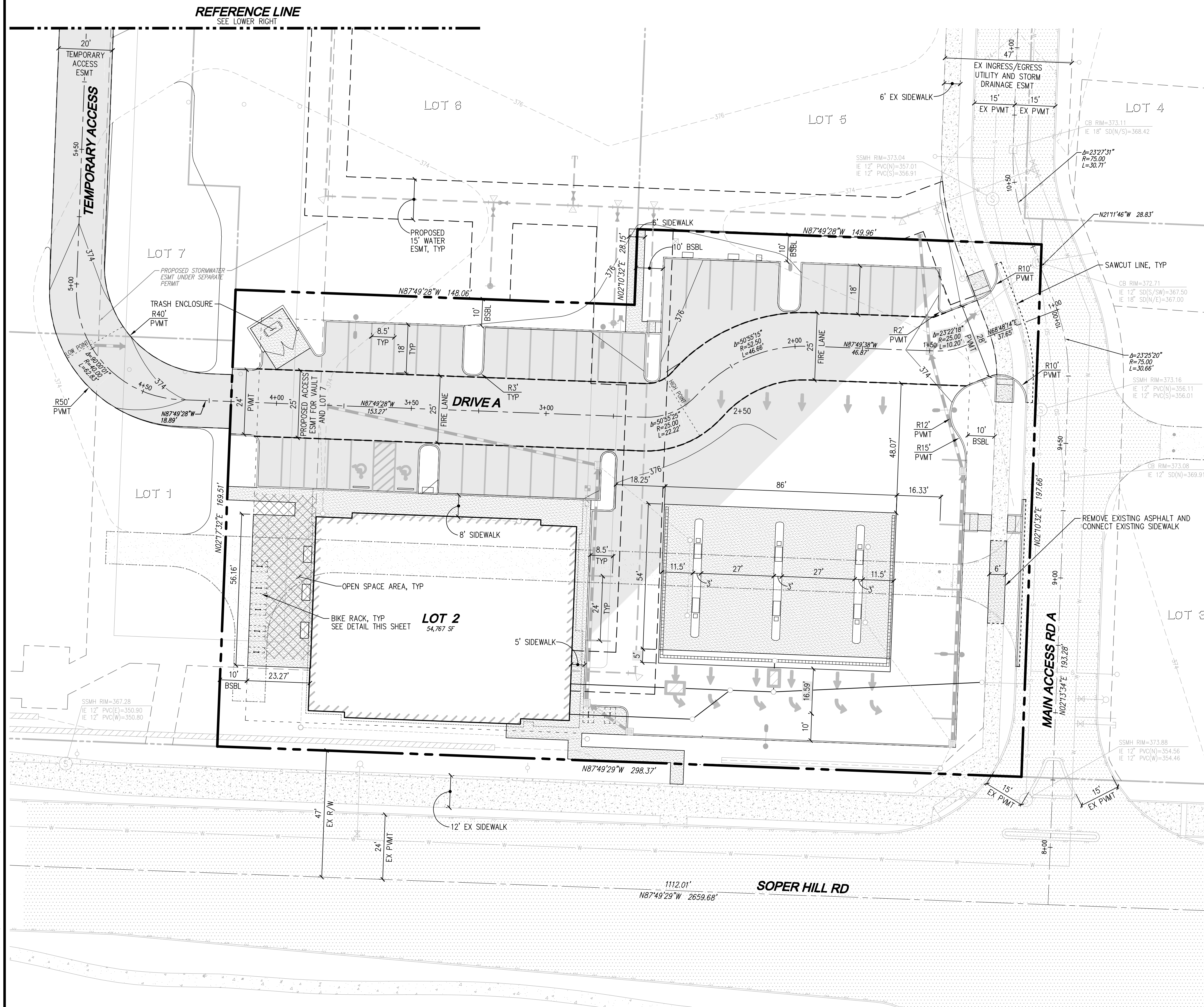
JOB NUMBER: C22-141  
DRAWING NAME: C22141SP-CS-PL  
DESIGNER: JMH  
DRAFTING BY: DPN  
DATE: 6-27-22  
SCALE: 1"=50'  
JURISDICTION: CITY OF MARYSVILLE

SP-01

SHEET 1 OF 2



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 CALCULATIONS**

**GASOLINE/ SERVICE STATIONS WITH GROCERY:**  
1 PER EMPLOYEE PLUS 1 PER 200 SF GROSS FLOOR AREA  
7,000 SF / 200 SF. = 35 STALLS + 3 FOR EMPLOYEES = 38 STALLS

**OFFICE:**  
ASDAS  
ADAS  
ADSA

1 PER 400 SF GROSS FLOOR AREA 3,000 SF / 400 SF. = 8 STALLS  
-2 STALLS FOR BICYCLE PARKING REDUCTION  
TOTAL REQUIRED: 44 STALLS  
44 STALLS PROVIDED

**BICYCLE PARKING:**  
BICYCLE PARKING REDUCTION UP TO 10% OF REQUIRED PARKING, 5 BICYCLE SPACES FOR EACH PARKING SPACE REDUCED = 10 BICYCLES FOR 2 SPACES REDUCED 13 PROVIDED TO INCLUDE 5% REQUIRED

**LOADING SPACES:**  
LESS THAN 20,000 SF GFA = 0 STALLS REQ.

**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

**IMPERVIOUS AREA CALCULATIONS**

**TOTAL LOT AREA:** 1.26 AC.  
**BASIN A (WEST):** 0.71 AC.  
**BASIN B (EAST):** 0.55 AC.

**TOTAL IMPERVIOUS SURFACE:**  
**BASIN A (WEST):** 0.56 AC.  
**BASIN B (EAST):** 0.44 AC.

**REQUIRED MAXIMUM IMPERVIOUS AREA: 85%**  
**BASIN A (WEST):** 78% - BELOW  
**BASIN B (EAST):** 80% - BELOW

**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.

FILE NUMBER: PA 22-030



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

NO.	DATE	DESCRIPTION
1	10-10-22	REVISED PER CITY OF MARYSVILLE 8-19-22 TECHNICAL REVIEW 1

**LDC**  
Surveying  
Engineering  
Planning

Woodinville  
Kent  
1851 Central Ex. S. #101  
Kent, WA 98030  
T 425.806.1869  
www.LDCcorp.com

Olympia  
Kent  
1851 Central Ex. S. #101  
Kent, WA 98030  
F 425.482.2893

TITANIUM OFFICE, LLC  
**WHITE BARN - LOT 2**  
PRELIMINARY SITE PLAN



JOB NUMBER: C22-141  
DRAWING NAME: C22141SP-PL  
DESIGNER: JMH  
DRAFTING BY: DPN  
DATE: 6-27-22  
SCALE: 1"=20'  
JURISDICTION: CITY OF MARYSVILLE

**SP-02**  
SHEET 2 OF 2



# MITIGATED DETERMINATION OF NON-SIGNIFICANCE AND TRAFFIC CONCURRENCY DETERMINATION

Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270  
Office Hours: Mon - Fri 8:00 AM - 4:30 PM ♦ Phone: (360) 363-8000

PROJECT INFORMATION			
<b>Project Title</b>	Soper Hill Station	<b>File No.</b>	PA22030
<b>Detailed Project Description</b>	Construction of a new 2-story, approximately 10,000 SF, convenience store and six island gas pump and canopy.		
<b>Project Location</b>	8907 Soper Hill Road	<b>APN</b>	00590700031805
<b>Legal Description (abbreviated)</b>	Lot 2 of White Barn NON-PROJECT Binding Site Plan, recorded under AFN 202107205003		
	<b>OWNER</b>	<b>APPLICANT</b>	<b>CONTACT</b>
<b>Name</b>	Soper Hill Station, LLC	Soper Hill Station, LLC	Ryan C. Larsen Land Pro Group, Inc.
<b>Address</b>	12528 208 <sup>th</sup> Place SE	12528 208 <sup>th</sup> Place SE	10515 20 <sup>th</sup> Street SE, Suite 202
<b>City, State, ZIP</b>	Snohomish, WA 98296	Snohomish, WA 98296	Lake Stevens, WA 98258
THRESHOLD DETERMINATION			
<b>Lead Agency</b>	<input checked="" type="checkbox"/> <b>City of Marysville</b>		
<p>The lead agency has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is NOT required under RCW 43.21C.030(2)(c). This decision was made after review by the City of Marysville of a completed environmental checklist and other information on file with this agency. This information is available for public review upon request.</p> <p><input type="checkbox"/> There is no comment period for this DNS</p> <p><input type="checkbox"/> This MDNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on this MDNS.</p> <p><input type="checkbox"/> This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14-days from the date below. Comments must be submitted by:</p> <p><input checked="" type="checkbox"/> This MITIGATED DNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14-days from the date below.</p>			
SEPA CONTACT			
<b>Name</b>	Chris Holland	<b>Title</b>	Planning Manager
<b>Phone</b>	360.363.8207	<b>E-mail</b>	<a href="mailto:cholland@marysvillewa.gov">cholland@marysvillewa.gov</a>
RESPONSIBLE OFFICIAL			
<b>Name</b>	Haylie Miller	<b>Title</b>	CD Director
<b>Address</b>	501 Delta Avenue, WA 98270		

  
Haylie Miller, CD Director

10.28.22  
Date

**ENVIRONMENTAL IMPACTS**

The proposed construction and subsequent use of the property could result in the following adverse environmental impacts

1.	Increase in the amount and rate of stormwater runoff and attendant pollutants from the introduction of paved and building roof surfaces.
2.	Increase in erosion, surface water pollutants, siltation and sedimentation as a result of site preparation and construction.
3.	Increase in demand for police, fire protection, parks and other public services generated as a result of the development.
4.	Increase in noise, dust, light and glare from construction activity and subsequent use of the site.
5.	Increase in vehicular traffic on 87 <sup>th</sup> Avenue NE and Soper Hill Road, as well as other City streets and arterials in the vicinity.

**MITIGATION MEASURES**

The following mitigation measure is required to minimize the probable significant adverse environmental impacts as a result of the proposed development activity:

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 87 <sup>th</sup> 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.

**APPEALS**

This DNS may be appealed pursuant to the requirements of MMC 22E.030.180. There is a 15 day appeal period on the DNS that commences from the date the DNS was issued. Any appeal must be addressed to the responsible official, accompanied by a filing fee of \$500.00, and be filed in writing at the City of Marysville Community Development Department, 80 Columbia Avenue, Marysville, WA 98270. The appeal must be received by **4 p.m., 14-days from the above issue date of this determination**. The appeal must contain the items set forth in MMC 22G.010.530.

There is no agency appeal.

**DISTRIBUTION**

Marysville	Local Agencies & Districts	State & Federal	County	Other
<input checked="" type="checkbox"/> Building	<input type="checkbox"/> Arlington (city)	<input type="checkbox"/> US Army Corps of Engineers	<input type="checkbox"/> Health District	<input type="checkbox"/> Olympic Pipeline
<input checked="" type="checkbox"/> Fire District	<input type="checkbox"/> Arlington Airport	<input type="checkbox"/> BNSF	<input type="checkbox"/> Planning	<input type="checkbox"/> Puget Sound Energy
<input type="checkbox"/> Police	<input type="checkbox"/> Community Transit	<input type="checkbox"/> DAHP	<input checked="" type="checkbox"/> Public Works - Land Development	<input checked="" type="checkbox"/> Stillaguamish Tribe
<input checked="" type="checkbox"/> PW – Engineering	<input type="checkbox"/> Everett (city)	<input type="checkbox"/> DOE (Bellevue)	<input type="checkbox"/> Public Works	<input checked="" type="checkbox"/> Tulalip Tribes
<input checked="" type="checkbox"/> PW – Operations	<input checked="" type="checkbox"/> Lake Stevens (city)	<input checked="" type="checkbox"/> DOE (Register)	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> PW – Sanitation	<input type="checkbox"/> Lake Stevens SD 4	<input type="checkbox"/> WDFW	<input type="checkbox"/>	
<input type="checkbox"/> PW – Streets	<input type="checkbox"/> Lakewood SD 306	<input checked="" type="checkbox"/> WSDOT		
<input checked="" type="checkbox"/> PW – Water Res.	<input type="checkbox"/> Marysville SD 25	<input type="checkbox"/> WUTC		
	<input checked="" type="checkbox"/> PUD No. 1 (electric)	<input type="checkbox"/>		
	<input type="checkbox"/> PUD No. 1 (water)			
	<input type="checkbox"/> Ziplly			