

December 1, 2023

Michael Beck, Planning Technician  
501 Delta Avenue  
Marysville, WA 98270  
(360) 363-8000

Re: **Quinn Ave Short Plat (SP23002)**  
IECO No. 23-1265

Dear Michael,

The project referenced above is revised in response to the review comments dated July 13, 2023. The review comments are numbered on the letter and have been addressed in *italics* as follows:

**Planning**

1. Please include file number SP23-002 on all future maps.

*The file number has been added to the short plat map, in the bottom left corner. Please see revised plat map.*

2. Amend the preliminary short plat map, as follows:
  - a. Change 'PERCEL NUMBERS' to 'PARCEL NUMBERS';

*The typo has been corrected. Please see revised plat map.*

- b. Remove the parking stall numbers and solid black lines;

*This has been removed. Please see revised plat map.*

- c. Remove the building setback lines;

*This has been removed. Please see revised plat map.*

- d. Provide the following note:

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The existing structures are considered legal nonconforming structures and uses and are subject to the provisions outlined in MMC Chapter 22C.100 Nonconforming Situations.

*The note has been provided. Please see revised plat map, note 2 under the notes. Please see revised plat map.*

3. The existing shed located on the south-east portion of Lot 1 does not comply with the required minimum 5 foot side and rear yard setbacks and may be considered a legal nonconforming structure. Pursuant to MMC 22G.090.550, when divisions or redivisions of land are submitted proposing the creation of new lots with existing structures, the existing structures shall comply with all zoning code requirements including, but not limited to, such things as setback requirements, parking requirements and height standards; provided, however, if the structures are legal nonconforming buildings, nothing shall prohibit the division of such land, so long as the division does not increase or intensify the nonconforming nature of the structure.

The applicant shall be required to demonstrate the shed was legally constructed, or reconstructed to comply with the required 5 foot setback, prior to recording the short plat.

*A note, note 3, has been added to address this. Please see revised plat map.*

**Memorandum from Shane Whitney, Civil Plan Reviewer  
7/10/23**

1. Existing utilities:
  - a. Sanitary sewer: The sewer record drawing in the alley is shown on S548.
  - b. Water: The main within Quinn is shown on record drawing W276.
  - c. Storm: The storm on 10th is shown on record drawing SD21.

*Comment noted.*

2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project. It does not appear that any extensions are necessary.

*Comment noted.*

3. Frontage Improvements: Frontage improvements are required per MMC 12.02A.090 on all projects. Frontage improvements are described as curbs, gutters, and sidewalks; underground storm drainage facilities; patching the street from its preexisting edge to the new curb line; and overlayment of the existing public street to its centerline.
  - a. At this time it looks like the roadway is expanded to the City standard. The sidewalks fronting the parcel should be removed and replaced with a 5 foot wide sidewalk.

*The sidewalk widening is shown on the engineering plans*

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4. Dedication Requirements:

- a. Additional dedication does not seem to be necessary.

*Comment noted.*

5. Access:

- a. With no intended changes, the existing accesses can remain.

*Comment noted.*

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. As the project does not intend to create additional impervious surfaces on the lots, no drainage report is necessary.

*Comment noted.*

7. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.

*Comment noted.*

8. Trench restoration is to be completed in accordance with section 3-703 of the EDDS. A full lane or full street overlay may be required.

*No trenches are proposed. All utilities are currently constructed*

9. Currently the lot has only 1 water meter. The project will need to install an additional water meter.

*The lot has two water meters, no new meters are needed.*

10. The 2 existing structures may be sharing the same side sewer hookup. At a minimum an easement will need to be placed, and possibly a new tap into the sewer in the alley.

*Both units are currently hooked up to sewer. The exact location of the side sewer could not be found so a note has been placed on the plans to allow the side sewer continuous use after recording.*

11. A right of way use permit for all work proposed within City right of way is required. Cost for the ROW permit is \$250.00. ROW permit fees must be paid before right of way permit issuance.

*Comment noted.*

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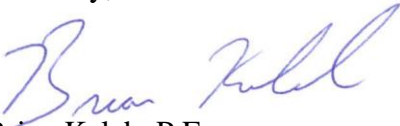
12. The applicant is responsible for identifying any existing well or septic systems on site or on adjacent properties. If there are any existing septic systems on site they need to be decommissioned based on the Snohomish Health District standards. If there are any wells on site they need to be decommissioned based on Department of Ecology standards.

*There are no septic systems in or around this property.*

13. - 16. Are general comments and are noted.

Please feel free to contact me with any questions or comments you may have.

Sincerely,



Brian Kalab, P.E.