



MOBILE HOME PARK SITE PLAN MINOR MODIFICATION APPROVAL

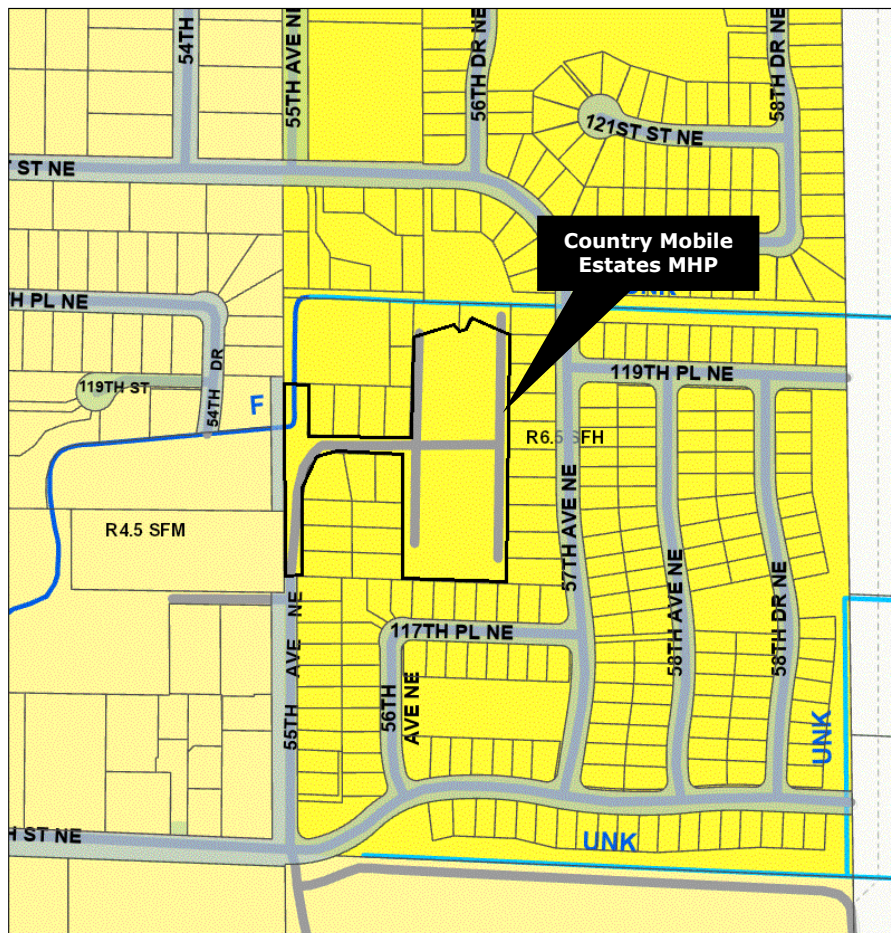
Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270
 (360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Mon - Fri 7:30 AM - 4:00

PROJECT INFORMATION									
Project Title	Country Mobile Estates Mobile Home Park Minor Modification			Date of Report	November 4, 2021				
File Number	PA21-044			Attachments	Site plan (Exhibit 10)				
Administrative Recommendation	Approve the mobile home park minor modification subject to the conditions of approval in Section 2.0.								
BACKGROUND SUMMARY									
Owner/Applicant	James Klein								
Request	Administrative site plan minor modification approval in order to amend the boundaries of an existing mobile home park.								
SEPA Status	Exempt pursuant to WAC 197-11-800								
Site Address	11901 55 th Avenue NE			APN(s)	30051000209700				
Legal Description (abbreviated)	See Site Plan			Section	10	Township	30	Range	05
Comprehensive Plan	SFH	Zoning	R-6.5	Shoreline Environment			N/A		
Water Supply	Current	Proposed		Sewer Supply	Current		Proposed		
	City	City			Private (septic)	Private and City			
Present Use of Property	Mobile home park.								
REVIEWING AGENCIES									
Marysville	Local Agencies & Districts		State & Federal		County		Other		
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input checked="" type="checkbox"/> Land Development <input type="checkbox"/> Parks <input checked="" type="checkbox"/> Planning <input type="checkbox"/> Police <input checked="" type="checkbox"/> Public Works	<input type="checkbox"/> Arlington (city) <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input type="checkbox"/> Lake Stevens (city) <input type="checkbox"/> Lakewood SD 306 <input type="checkbox"/> Marysville SD 25 <input checked="" type="checkbox"/> PUD No. 1 <input checked="" type="checkbox"/> Ziplly		<input type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input type="checkbox"/> DOE <input checked="" type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> WUTC		<input checked="" type="checkbox"/> Health District <input type="checkbox"/> Planning <input type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works		<input checked="" type="checkbox"/> Tulalip Tribes <input checked="" type="checkbox"/> Stillaguamish Tribe		
ACTION									
<input checked="" type="checkbox"/> Administrative	<input type="checkbox"/> City Council	<input type="checkbox"/> Quasi-Judicial	<input type="checkbox"/> Planning Commission						
Date of Action	November 4, 2021	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Continued					
STAFF									
Name Angela Gemmer	Title Senior Planner	Phone 360.363.8240	E-mail agemmer@marysvillewa.gov						

SURROUNDING USES

	Comprehensive Plan	Zoning	Land Use
Site	Single Family, High Density	R-6.5	Mobile home park
North	Single Family, High Density	R-6.5	Single family residences and mobile homes
East	Single Family, High Density	R-6.5	Vacant single family lots
South	Single Family, High Density	R-6.5	Single family residences
West	Single Family, Medium Density & Single-Family, High Density	R-4.5 & R-6.5	Single family residences

Vicinity Map



- | | | | |
|-----------------------|-------------------------|---------------------------------|---------------------------|
| General Commercial | 88 - Mixed Use | R12 Multi-Family Low | R4.5 Single Family Medium |
| Downtown Commercial | General Industrial | R6-18 Multi-Family Low | Public-Institutional |
| Community Business | Light Industrial | R8 Single Family High Small Lot | Recreation |
| Neighborhood Business | R28 Multi-Family High | R6.5 Single Family High | Open |
| Mixed Use | R18 Multi-Family Medium | R4-8 Single Family High | |

1.0 FINDINGS AND CONCLUSIONS

1. Description of Proposal

The applicant is requesting Administrative Site Plan Minor Modification Approval in order to amend the Special Use Permit and site plan for the Country Mobile Estates Mobile Home Park (MHP) which were approved by Snohomish County on March 19, 1993 under file ZA9211215. Condition A of the Special Use Permit required that a Land Use Binder providing a legal description of the MHP be recorded with the Snohomish County Auditor; said land use binder was recorded under Auditor's File Number 9305030352. Condition B of the Special Use Permit documented the approved site plan for the MHP.

After annexation into the City of Marysville, the overall property that includes the MHP was subdivided through the State's testamentary plat process which is exempt from City review; the testamentary plat is known as the "Testamentary Subdivision for the John and Floy Klein Living Trust" ("Klein Testamentary Plat") and was recorded on November 9, 2017. The Klein Testamentary Plat resulted in the majority of the MHP being on lot 5 of the testamentary plat; however, after this platting, the boundaries of the MHP no longer matched the legal description in the county-approved Land Use Binder, or the county-approved site plan, and infrastructure and other improvements of the MHP overlap with other lots of the testamentary plat. As a result of the testamentary plat, three mobile homes are now located outside of the boundaries of the MHP on individual lot(s).

A builder intends to build on lots 6 – 15 of the Klein Testamentary Plat. The current site plan modification is being processed to ensure that the MHP boundaries coincide with lot 5 of the Klein Testamentary Plat, and to serve as an amendment to both the boundaries of the MHP, as described in the county-approved Land Use Binder, and the county-approved site plan. This amendment also ensures that any overlap of infrastructure for the MHP (e.g. septic systems, reserve areas, etc.) and the other lots is documented and conditions are established to ensure their resolution.

2. Project History

A formal land use application was filed on September 17, 2021, and deemed complete on September 22, 2021. Notice of this application was provided in accordance with MMC Section 22G.010.090, *Notice of development application*. As of the date of this decision, no written comments have been received.

3. Site Location

The subject property is located within the City of Marysville, north of 116th Street NE on the east side of 55th Avenue NE. The property is identified by Assessor's Parcel Number 30051000209700 and is addressed 11901 55th Avenue NE.

4. Site Description

The site is developed with a 21-unit MHP and associated accessory structures, and is generally flat. The site is primarily lawn with some trees and shrubs. The USDA Soil Conservation Services has classified the on-site soils as Custer fine sandy loam.

5. Surrounding Uses

The subject property is zoned R-6.5 Single Family, High Density. Surrounding uses include single family residences to the south and west, single family residences and mobile homes to the north, and vacant single family lots to the east.

6. **Critical Areas**

The applicant submitted a Stream Determination Report prepared by Wetland Resources dated July 15, 2021 and amended October 6 and 28, 2021 to analyze a channel located along the northern property line. According to the report dated October 28, 2021, this "channel was constructed in the 1930's, when the initial drainage easements for [the property] were recorded." The project's biologist consulted the General Land Office (GLO) records from the "first cadastral surveys that occurred in the area in the late 1800's and are the most reliable maps of watercourses from that era." The GLO map in the vicinity of the subject property "illustrates that a natural watercourse was not present upstream of 11718 55th Avenue NE, which is approximately 1,800 feet downstream (southwest) of the subject property". Pursuant to MMC Section 22A.020.200, "Streams do not include irrigation ditches, waste ways, drains, outfalls, operational spillways, channels, storm water runoff facilities or other wholly artificial watercourses, except those that directly result from the modification to a natural watercourse." Based on the analysis provided by the biologist, the City concurs that the channel is not a stream under MMC Section 22A.020.200; therefore, there are no on-site critical areas.

7. **Utilities**

There is an 8-inch ductile iron (DI) water main and an 8-inch PVC sanitary sewer main located in 55th Avenue NE. The MHP is currently served by city water and existing septic systems. Eight of the mobile homes within the MHP are served by off-site septic systems located on lots 6 – 8 and lot 15 of the Klein Testamentary Plat; the septic system on lots 6 – 8 is septic system C (Exhibit 8) and the septic system on lot 15 is septic system A (Exhibit 7). The remainder of the mobile homes within the MHP are served by septic systems located over lots 19 – 23 of the Klein Testamentary Plat.

The proposed builder for lots 6 – 15 of the Klein Testamentary Plat will be providing a 15-foot sewer easement over lots 6 and 7 of the Klein Testamentary Plat to ensure that the MHP has the ability to connect to sanitary sewer. Sewer is also available on the west side of the MHP within 55th Avenue NE. Prior to building permit issuance for single family homes on lots 6 – 9, 15, and 19 – 23 of the Klein Testamentary Plat, or such other lots as may be encumbered, the mobile homes served by the septic systems located on the impacted lots shall be connected to sanitary sewer; the impacted septic systems shall be decommissioned in accordance with Snohomish Health District standards; and the applicable capital improvement charges shall be paid.

8. **Stormwater Drainage**

The proposal will not generate any new or improved impervious surfaces; therefore, compliance with the Washington State Department of Ecology's 2012 *Stormwater Management Manual for Western Washington* (SMMWW) as amended in December 2014 is not required for this proposal.

9. **Access, Circulation, and Frontage Improvements**

Access to the MHP is from a private drive aisle that extends from the terminus of 55th Avenue NE. The MHP is existing and lacks frontage along a public street; therefore, frontage improvements are not required for this proposal.

10. **Traffic Impacts and Mitigation**

Traffic mitigation is required to be paid to the City of Marysville in accordance with MMC Chapter 22D.030, *Traffic impact fees and mitigation*, for any traffic impacts generated by the proposal. The proposal is an amendment to an existing MHP. No additional mobile home units are proposed; therefore, no additional traffic impacts are anticipated and no traffic impact fees are required for the minor modification.

11. **Park Impacts**

Pursuant to MMC Chapter 22D.020, the applicant shall mitigate City of Marysville parks impacts through payment of the park impact fee. No additional mobile home units are proposed; therefore, no additional park impacts are anticipated and no park impact fees are required for the minor modification.

12. **School Impacts**

Pursuant to MMC Chapter 22D.040, the applicant shall mitigate school impacts through the payment of the school impact fee in effect at the time of building permit issuance. No additional mobile home units are proposed; therefore, no additional school impacts are anticipated and no school impact fees are required for the minor modification.

13. **Agency Review**

A *Request for Review* of the proposed project was sent to the following Local, County, State, and Federal Agencies and Districts:

- a. *Snohomish County Public Utility District No. 1*: No comments received.
- b. *Tulalip Tribes*: In an email dated September 23, 2021, Todd Gray, Environmental Protection Ecologist with the Tulalip Tribes, indicated that he had no comments on the report, but suggested "that owners should...be cautioned to be extra careful with extraneous runoff/trash getting in that ditch, since it flows directly into a very important salmon stream."
- c. *Stillaguamish Tribes*: No comments received.
- d. *Marysville Fire District*: In an email dated September 28, 2021, the Marysville Fire District indicated that there are "no fire comments or concerns".

Staff response: Any Marysville Fire District comments are to be addressed during future civil construction plan or building permit review as applicable. No improvements are proposed with the minor modification.

14. **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.010.060, mobile/manufactured home parks are permitted in the R-6.5 zone through a Planned Residential Development (PRD) proposal. The existing MHP is a legal, nonconforming use; however, general compliance with the key mobile home standards set forth in MMC Chapter 22C.230, Mobile/Manufactured Home Parks has been demonstrated for this minor modification to the site plan. It should be noted that compliance with zoning and other development standards has not been evaluated for lots 1 – 4 and 16 – 28 as they are not the subject of this land use action. Compliance with applicable City zoning and development standards shall be separately demonstrated for those lots prior to building permit issuance. In addition, three mobile homes are now located outside of the MHP and may either not meet setbacks for the lots they are located on, or may be located on multiple lots; any encroachment for these lots will need to be resolved prior to building permit issuance on the impacted lots.

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

Staff Comment: The base density allowed in the R-6.5 zone is 6.5 dwelling units per net project acre. The existing MHP is a legal, nonconforming use. It generally appears to comply with the density allowed in the R-6.5 zone.

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

Staff Comment: The Comprehensive Plan designation for the subject property is Single Family, High Density. There are adequate water, sewer, and other public facilities in place, and/or available to, this existing development. The proposed development and subsequent use of the property will be consistent with the pertinent development policies outlined in the Marysville Comprehensive Plan, as conditioned herein.

The following development policies outlined in the Comprehensive Plan that are specifically pertinent to this request and were used to establish appropriate conditions are as follows:

LAND USE ELEMENT

General Development Land Use Policies

Policies: LU-9

Housing Policies

Policies: HO-16, HO-17

ENVIRONMENTAL ELEMENT

Earth Goals and Policies

Policies: EN-16, EN-18

UTILITIES ELEMENT

Policies: UT-5, UT-18

PUBLIC FACILITIES & SERVICES ELEMENT

Police, Fire, Library

Policies: PS-10, PS-11

Water, Sewer, Storm Drainage, Solid Waste

Policies: PF-10

- d. Development Standards.

Staff Comment: The project site is currently zoned R-6.5 Single Family, High Density. The R-6.5 zone is a high-density single-family residential zone. It allows single-family residences at a density of 6.5 dwelling units per acre. The major type of new development will be detached single-family residences.

After review of the application materials, site plan and information on file with the City, it has been determined that the proposed MHP site plan minor modification, as conditioned herein, complies with all of the applicable design and development standards outlined in Title 22 – *Unified Development Code*.

15. In House Days

Pursuant to MMC Section 22G.120.370, a decision on the application shall be made within 120 days from the date of the letter of completeness. A decision on this application was made 29 in-house days from the date of completeness.

16. Conclusion

The proposed development, as conditioned herein, will make appropriate provisions for the public use and interest, health, safety, and general welfare.

2.0 DECISION

Based on the foregoing findings and conclusions, and review of the City’s regulatory authority to implement the policies, standards, and regulations of the Comprehensive Plan and MMC, the Community Development Director hereby grants preliminary **Administrative Site Plan**

Minor Modification Approval for the Country Mobile Estates Mobile Home Park subject to the following conditions:

1. The site plan date stamped September 17, 2021 (Exhibit 10) is the approved site layout.
2. Prior to building permit issuance for lots 6 – 9, 15, and 19 – 23 of the Klein Testamentary Plat, or such other lots as may be encumbered, the mobile homes served by the septic systems located on the impacted lots shall be connected to sanitary sewer; the impacted septic systems shall be decommissioned in accordance with Snohomish Health District standards; and the applicable capital improvement charges shall be paid.
3. Units 1 and 11 of Country Mobile Estates encroach onto lots 27 and 28 of the Klein Testamentary Plat. Prior to building permit issuance for lots 27 and 28 of the Klein Testamentary Plat, the encroachment onto the lots shall be resolved.

Prepared by: *Angela*

Reviewed by: *Chris*

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

Signature: *Haylie Miller* **Date:** November 4, 2021
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.