



COMMUNITY DEVELOPMENT DEPARTMENT  
501 Delta Avenue ♦ Marysville, WA 98270 ♦ (360) 363-8000

November 20, 2024

Walid Bazara  
12508 45<sup>th</sup> Dr NE  
Marysville, WA 98271

Re: Bazara Short Plan - *Final Review 1*  
SP23-004

Dear Mr Bazara,

After reviewing the Final Short Plat, the following comments will need to be addressed:

**City of Marysville Community Development – Planning Division**

Emily Tsan, Planning Technician  
360.363.8220  
[etsan@marysvillewa.gov](mailto:etsan@marysvillewa.gov)

1. Include file number SP23-004 on all sheets of the Final Short Plat map.

updated on the survey

2. Amend sheet 1 of 2, as follows

- a. Amend the dedication to read as follows: \_\_\_\_\_ the undersigned owner(s), in fee simple of the land hereby platted, and \_\_\_\_\_, the mortgage thereof, hereby declare this plat and dedicate to the use of the public forever all streets, avenues, places and sewer easements or whatever public property there is shown on the plat and the use for any and all public purposes not inconsistent with the use thereof for public highway purposes. Also, the right to make all necessary slopes for cuts and fills upon lots, blocks, tracts, etc. shown on this plat in the reasonable original grading of all the streets, avenues, places, etc. shown hereon. Also, the right to drain all streets over and across any lot or lots where water might take a natural course after the street or streets are graded. Also, all claims for damage against any governmental authority are waived which may be occasioned to the adjacent land by the established construction, drainage, and maintenance of said roads.

Following original reasonable grading of the roads and ways hereon, no drainage waters on any lot or lots shall be diverted or

blocked from their natural course so as to discharge upon any public road rights-of-way to hamper proper road drainage. The owner of any lot or lots, prior to making any alteration in the drainage system after the recording of the plat, must make application to and receive approval from the director of the department of public works for said alteration. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner. IN WITNESS WHEREOF we set our hands and seals this \_\_\_ day of \_\_\_\_, 20\_\_."

- b. Amend the 'Acknowledgement' to read as follows:

This is to certify that on this \_\_\_ day of \_\_\_\_, 20\_\_, before me, the undersigned, a notary public, personally appeared \_\_\_\_\_, to me known to be the person(s) who executed the foregoing dedication and acknowledgment to me that signed the same as \_\_\_\_\_ free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal the day and year first above-written.

NOTARY PUBLIC in and for the State of Washington, residing at

\_\_\_\_\_

(Seal)

- c. Add a 'Restrictions' section and include the following:

(i) No further subdivision of any lot without resubmitting for formal plat procedure.

(ii) The sale or lease of less than a whole lot in any subdivision platted and filed under Title [22](#) of the Marysville Municipal Code is expressly prohibited except in compliance with Title [22](#) of the Marysville Municipal Code.

- d. Add to the 'Approvals' section to read as follows:

Examined and approved this \_\_\_ day of \_\_\_\_, 20\_\_.

\_\_\_\_\_

City Engineer, City of Marysville

- e. Remove No. 4 under "SHORT SUBIVISION AND COVENANTS AND RESTRICTIONS." Traffic impact fees are required to be paid, prior to final short subdivision approval. Payment in the amount of \$6,300 is required for traffic impacts for Lot 2 and shall be submitted, prior to recording the final short plat. **agree to make the payment where i can**

3. Amend sheet 2 of 2, as follows:

a. Add date of survey;

b. Add zoning setback lines for the existing single-family residence and garage lot 1;

**updated on the survey**

- a. Front Yard: 20 ft
  - b. Rear Yard: 5 ft
  - c. Side Yard(s): 5 ft
  - c. Depict existing structures, building setback lines and any encroachments for lot 1;
  - d. Location and description of monuments and lot corners must be set and found;
  - e. Remove the carport from the final short plat map;
4. Pursuant to [MMC 22C.120.140\(2\)\(d\)](#) street trees are required to be a minimum of 1.5-inch caliper at the time of planting. Additionally, according to the note in the approved LS Plan the street trees shall be 6 to 8 feet tall and have a minimum diameter of 6" above ground at time of planting, which complies with [MMC 22C.120.140\(2\)\(d\)](#). After conducting a site visit the street trees that were planted are less than 1.5-inch caliper and less than 6 to 8 feet in height. In order to comply with the street tree requirement that planted trees will need to be replaced in order to comply with the street tree size requirement. **the trees will be replaced in sprint with this weater all the plants will not lass long.**
5. Any sewer or water easements for the new lot need to be depicted on the final short plat map. **There is no easements all the utilites will be on lot 2**

**City of Marysville Community Development – Building Department**

Mike Snook, Building Official  
 360.363.8210  
[msnook@marysvillewa.gov](mailto:msnook@marysvillewa.gov)

**Building Permit Requirements for Lot 2:**

- 6. Applicant shall comply with any and or all provisions the 2021 Edition of the International Building, Residential, Mechanical, 2021 Uniform Plumbing Codes, and current 2021 Washington State Amendments **Acknowledged**
- 7. All plans and permit applications will be required to be submitted electronically as part of their submittal process. One (1) complete set of building plans, structural calculations, and 2021 Washington State Energy Code work sheets. **Acknowledged**
- 8. Contact our office if you have questions in regards to permit applications, checklists and/or handouts that you and/or your design team will be preparing plans for on your project. **Acknowledged**

**2018 International Building Code requirements:**

- 9. The building structure will be required to be designed under the 2021 IBC, Chapter 16, and Structural Design Requirements. The seismic zone criteria is to be established under the guidelines of a Washington State Licensed Architect and/or Structural Engineer. **Acknowledged**

10. Please provide scaled floor plans with square footage.
11. Show on the plans the type of building materials proposed, and if required, what type of fire-resistant construction will be required.
12. Site plan is to show the distance from the proposed structure to the property lines, from all sides of the building.
13. All Electrical installations are to be permitted, inspected and approved through the City. The current code is NEC 2023 with WCEC Amendments.

**City of Marysville Public Works – Engineering**

Kim Bourns, Engineering Technician  
360.363.8106  
[kbourns@marysvillewa.gov](mailto:kbourns@marysvillewa.gov)

14. Lot 2 curve labels are missing.

I have enclosed other agency/department comments regarding this proposal. Any additional comments received will be forwarded to you. Please do not hesitate to contact me at 360.363.8220 or [etsan@marysvillewa.gov](mailto:etsan@marysvillewa.gov) if you have any questions.

Sincerely,

*Emily Tsan*

Emily Tsan  
Planning Technician

ECC: Chris Holland, Planning Manager