



August 21, 2023

Walid Bazara
12508 45th DR NE
Marysville, WA 98270

Re: Bazara Short Plat (SP23004)

Dear Mr. Bazara,

Thank you for your preliminary short subdivision submittal. After technical review of the proposed short subdivision, the Planning Division offers the following comments:

1. Please include file number SP23-004 on all future maps.
2. On the preliminary site plan, amend the following:
 - a. Signify areas and structures that will be removed.
 - b. Include 'DIMENSIONAL STANDARDS' to the Plat Map:

Zone R-4.5 Densities and Dimension Standards (MMC 22C.010.080)	
Maximum Density	4.5 du/acre
Min. Street Setback	20 feet
Min. Side Yard Setback	5 feet
Min. Rear Yard Setback	20 feet
Base height	30 feet
Max. building coverage	40%
Max. impervious surface	45% ¹
Min. Lot area	5,000 SF
Min. Lot width	60 feet
Driveway length	20 feet
Min. lot frontage on cul-de-sac, sharp curve, or panhandle	20 feet
Parking	3 stalls per single-family dwelling

¹ 50% for lots created after May 8th 2017

3. The project shall have all power lines, telephone wires, televisions cables, fire alarm systems and other communication wires, cables or lines placed in underground location either by direct burial or by means of conduit or ducts, providing service to each lot or potential building site in the plat. 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 city and state applicable regulations and specific requirements of the appropriate utility. **Please contact the**

appropriate utility (e.g. PUD, Frontier Communications, Zply, etc.) in advance to obtain information on costs, permit requirements, timeframes, etc.

4. The following are the school, traffic, and park impact fees required for the proposed project.

Impact Fee Type	Impact Fee Rate	Vesting	Payment Due
Marysville Traffic	SFR -\$6,300.00/unit	Complete Application	Prior to final short plat approval
Marysville Parks	SFR - \$1,825.00/unit	Building permit submittal	Prior to building permit issuance
Maryville Schools	Currently, SFR \$0.00/unit	Building permit submittal	Prior to building permit issuance

5. A traffic concurrency recommendation will be issued soon. Prior to the land use decision being issued, the applicant will need to submit a letter accepting the concurrency recommendation.
6. The City has received over five (5) public comments on the application, it will be required to be reviewed by the Hearing Examiner. Prior to scheduling for a public hearing before the Hearing Examiner, the applicant will be required to address all of the public comments.

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 mbeck@marysvillewa.gov if you have any questions.

Sincerely,

Michael Beck

Michael Beck
Planning Technician

MEMORANDUM

Date: **July 13, 2023**

SP23-004

To: **Michael Beck, Associate Planner**

From: **Michael Snook, Building Official**

Re: **Project Name:** Bazara Short Plat

Applicant: Walid Bazara

Proposal: Two (2) lot short subdivision creating a panhandle lot behind an existing residence with an accessory structure. The applicant is retaining the existing single-family residence and accessory shop. The existing carport and gazebo will be removed.

Address: 12508 45th Drive NE

In response to your request for review of the above project. Please see requirements below:

1. Applicant shall comply with any and or all provisions the 2018 Edition of the International Building, Residential, Mechanical, 2018 Uniform Plumbing Codes, and current Washington State Amendments, or 2021 International Codes and Uniform Plumbing code if submitted after October 29, 2023
2. 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 2018 Washington State Energy Code work sheets. 2021 Washington State Energy Codes required if submitted after October 29, 2023.
3. 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.
4. If any demolition of structures is proposed, a demo permit will be required for the removal of any structures. Please contact the Building Division at 360-363-8100, to ask any specific questions. An asbestos report may be required for each demo permit.
5. Separate permits will be required for any proposed rockeries or underground storm vaults. One (1) complete set of building plans, structural calculations, site plan, and Geotech Report are to be submitted for review.
6. A grading permit will be required. A Geotechnical report shall be submitted to the City for this project. This is to be an in-depth report to address the following:
 - Soil Classification
 - Required Drainage Systems
 - Soil Compaction Requirements
 - Type of Footings, Foundations, and Slabs Allowed
 - Erosion Control Requirements
 - Retaining Walls
 - Fill and Grade
 - Final Grade

Please provide the below information in regards to this overall project the 2018 International Building requirements:

1. The building structure will be required to be designed under the 2018 IBC, Chapter 16, and Structural Design Requirements. Or 2021 IBC if submitted after October 29, 2023. The seismic zone criteria is to be established under the guidelines of a Washington State Licensed Architect and/or Structural Engineer.

2. Please provide scaled floor plans with square footage.
3. Show on the plans the type of building materials proposed, and if required, what type of fire-resistant construction will be required.
4. Site plan is to show the distance from the proposed structure to the property lines, from all sides of the building.
5. A Fire Sprinkler system may be required. The applicant is to verify this requirement with the Fire Marshal's Office.
6. All Electrical installations are to be permitted, inspected and approved through the City. The current code is NEC 2020 with WCEC Amendments. A separate application, plans, and plan review will be required.
7. Special Inspection may be required. The list of the type of inspections shall be indicated on the plans by the Engineer of Record. The owner is to notify the City of the registered special inspection agency prior to permit issuance.
8. **Building application for plan review will be approximately 4-6 weeks for first-time plan review comments.**

We look forward to your project coming to our City!

If I may be of any further assistance, please feel free to contact me.

Michael Snook, Building Official, 360-363-8210 or msnook@marysvillewa.gov during office hours 7:30 am – 4:00 pm, Monday through Friday.



PUBLIC WORKS DEPARTMENT
501 Delta Ave. ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX

MEMORANDUM

To: Michael Beck, Planning Technician

From: Shane Whitney, Civil Plan Reviewer

RE: Bazara SP, File# SP23-004
2 Lot Short Plat
12508 45th Dr. NE & Parcel # 00655700001000

Date: 7/27/2023

The following comments are offered after review of the above referenced application.

1. **Existing utilities:**
 - a. Sanitary sewer: The existing sewer within 45th Drive is shown on record drawing S58.
 - b. Water: The water main in 45th Drive can be found on record drawing W194.
 - c. Storm: There is an infiltration pipe under the parking area shown on record drawing RD219.
2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project. No extensions will be required.
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. At this point, we are not going to require any frontage improvements.
4. **Dedication Requirements:** A 30 foot half width currently exists, no further dedication is necessary.
5. **Access:**
 - a. The minimum width of a residential driveway is 12-feet and the maximum is 26-feet.
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. Stormwater drainage: The city has adopted the 2019 Ecology Manual. To note, all of the converted impervious surfaces must utilize BMP T5.13. For lot 2, we may not have a choice but to use pervious pavement for the driveway. With the driveway being within a panhandle, it lacks the required length for flowpath to meet the dispersion criteria.
- b. A geotechnical report has been submitted.
- c. The maximum allowed impervious surface coverage for the Zoning designation is 50%.

Other Comments:

- 7. 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.
- 8. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.
- 9. 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.
- 10. A general utilities easement is necessary across the fronts of both lots.
- 11. Engineering construction plan review fees will be due prior to release of approved civil construction plans.
Engineering construction plan review per MMC 22G.030.020:
Residential = \$250.00 per lot or unit (for duplex or condominium projects),
\$2000.00 minimum for first two reviews, \$120.00/hour for each subsequent review.
Multiple residential/commercial/industrial = \$250.00 base fee + \$135.00 per hour.
- 12. Engineering construction inspection fees will be due prior to project final or building final whichever comes first.
Engineering construction inspection fees per MMC 22G.030.020:
Residential = \$250.00 per lot/unit (for duplex or condominium projects),
\$2000.00 minimum
Multiple residential/commercial/industrial = \$250.00 base fee + \$135.00 per hour.
Bond administration fee = \$20.00/lot or unit, with a minimum amount being \$250.00
- 13. **All civil construction plan submittals are to be routed directly to Shane Whitney, Civil Plan Reviewer. The first *civil construction* plan submittal is to consist of a completed LDA application, a plan set, a copy of the drainage report, and a copy of the geotechnical report. **Once the documents are ready to be submitted, we will provide you a link to where the materials can be uploaded to.****
 - a. Review timing:
 - i. First review = 5 weeks
 - ii. Second review = 3 weeks

- iii. Third review = 3 weeks
- iv. Subsequent reviews will be 3 weeks.

14. Please be advised these comments are in reference to specific items and do not imply a full review of the proposed application. Additional comments which may change the design requirements will be provided during the civil construction plan review process.

If you have additional questions regarding the above comments, please contact me at swhitney@marysvillewa.gov or at (360) 363-8227.

cc: Ken McIntyre, PE, Assistant City Engineer



Marysville Fire District

YOUR RISK PREVENTION TEAM
1094 Cedar Avenue, Marysville WA 98270

Phone (360) 363-8500
Fax (360) 659-1382

To: Mac Engineering
From: Don McGhee, Assistant Fire Marshal
Date: July 5, 2023
Subject: SP23-004 Bazara SP 12508 45 Dr.

I have completed the review of the plans for this project proposing a two lot short plat. The new SFR on lot 2 will require fire sprinklers due to access issues (200' from the public ROW).

Additional comments related to fire code compliance for this project are noted below:

1. The project shall comply with current fire code requirements (2018 IFC) including WA State and local City of Marysville amendments to the fire code, city design standards, and applicable NFPA standards, including IFC Chapter 33 and NFPA 241 construction codes.
2. Any fire code required construction permits (IFC section 105.7) are obtained through Marysville Community Development at 501 Delta Ave.
3. The drive aisle be posted "NO PARKING – FIRE LANE" to maintain unobstructed emergency access.
4. Future homes to be constructed may require residential fire sprinkler installation for a number of reasons, including: If a home is three or more stories tall, exceeds 3,600 SF fire area, the distance from a public ROW to the furthest part of a home exceeds 200', deficient access to any part of a home, lack of hydrants, or if the fire flow from hydrants does not meet fire code requirements.
5. Where residential fire sprinklers may be required the developer should install a water service per Standard Plan 2-090-001 Full 3/4" x 1" Meter Service. Under this plan a 1" tap is made at the water main and 1" piping is run to the 1" meter setter. If in the end a 3/4" water meter will suffice then all that is required is to install two reducer bushings with the 3/4" water meter. A single service tap should be used where sprinklers are required, not a double service installation.
6. An adequate access route for fire apparatus must be in service prior to any building construction.

We Care About You!



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Michael Beck, Planning Technician

FROM: Jesse L. Hannahs, P.E. – Traffic Engineering Manager

DATE: July 25, 2023

SUBJECT: SP 23-004 Bazara Short Plat

I have reviewed the Site Plan for the proposed Bazara Short Plat at 12508 45th DR NE and have the following comments:

- 1) Traffic impact fees will be required from the City and depending on trip generation/distribution, may be required from the County and State.
 - a. Note that the City is beginning an effort to update the Transportation Element of the Comprehensive Plan and related updates the TIF program. This rate is likely to change in 2024 or 2025.
- 2) A Traffic Impact Analysis (TIA) will be required.
 - a. Given size of proposed development (either option), trip generation only will be required.
- 3) Frontage improvements shall be required for construction of 45th Ave frontage to EDDS Standards.
 - a. ROW dedication may be required.
 - b. Undergrounding of any overhead utilities shall be required.
- 4) Street Lighting upon 45th Ave NE shall be required.
 - a. Existing PUD street lighting on east side of 45th Ave NE shall be identified upon site plan and shall suffice for street lighting requirements.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Michael Beck, Planning Technician

FROM: Kim Bryant, Water Operations Supervisor
Tim King, Utility Construction Lead II
Ryan Keefe, Water Operations Lead II

DATE: July 26th, 2023

SUBJECT: Bazara Short Plat, SP23-004

Public Works Operations has reviewed the Bazara Short Plat submittal and has the following comments:

1. Utility details not provided.

If the applicant has any questions about these comments, I can be contacted at (360) 363-8163 or kbryant@marysvillewa.gov.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



Sandra Kindig Adams
John Barry
James Burnett •
Sally A. Hiserman
Brian Holden
Wendy Howe
Aaron A. Jennings
Jessica Jozefowicz
Joseph J.M. Lombino, P.S. • ♦ ∞
Joseph M. Lombino

LOMBINO • MARTINO

A PROFESSIONAL SERVICES CORPORATION

ATTORNEYS AT LAW

9315 Gravelly Lake Dr. SW, Ste 201
Lakewood, WA 98499

Tel: (253) 830-2700 | Fax: (253) 444-4010

Email: docs@lombinomartino.com | Web: www.lm-wa.com

July 25, 2023

* ∞ Randall S. Martino
Leann K. Paluck, LLM
Deanna Durall-Payton
Ernesto Jack Piza, LLM
Alan Richey
Michael Schmidt
♦ Beth Solan
♦ Larry Spokoiny
Adam Williams
Joseph M. Woodland

Of Counsel:

∞ Laurie Ault-Sayan

Sent via U.S. Mail

City of Marysville Planning Division
501 Delta Avenue
Marysville, WA 98270

John Nehring, Mayor
City of Marysville
501 Delta Avenue
Marysville, WA 98270

RE: Shon Harvey
12603 45th Drive NE
Marysville, WA 98271

SP23-004 12508 45th Dr NE

Dear Mr. Nehring and the Planning Division of City of Marysville:

Mr. Shon Harvey has contacted our office regarding a land use project that is proposed on his street at the above referenced address. Mr. Harvey is greatly concerned about the impact of this project on the character of the neighborhood and its potential to affect the property values of the surrounding homes. He has already personally registered his concerns with the Planning Division but wishes to be sure that he is listed as a property of record.

Per Mr. Harvey, the neighborhood, as originally developed, consists of spacious lots uniformly of .50 acres. The neighborhood environment is achieved with this lack of density.

Mr. Harvey based his decision twenty-five years ago to purchase the property on these characteristics. Mr. Harvey feels that the subdivision of the lot will be detrimental to the character of the neighborhood and subsequently decrease the property values of the surrounding lots. The original plat of Whispering Firs contemplated only one single family dwelling unit per each of the 49 lots. While there is no restriction in the governing documents of Whispering Firs on subdividing the lots it would appear that it was the intention to create a neighborhood that was uncrowded and in keeping with the natural surroundings.

Please be advised that we have not been retained by Mr. Harvey beyond this letter. If you wish to respond, you may do so, in writing, directly to Mr. Harvey.

Sincerely yours,

LOMBINO · MARTINO

"Sent without signature to avoid delay"

Sally A. Hiserman

SAH:jl

cc: Shon Harvey

Michael Beck

From: MSN <jkcktucker@msn.com>
Sent: Monday, July 10, 2023 5:01 PM
To: Michael Beck
Subject: [External!] Concern

Follow Up Flag: Follow up
Flag Status: Flagged

[External Email Alert! Use caution before clicking links or opening attachments.]

Hello my name is Kara Tucker and I live on 45th Dr NE in the Whispering Firs neighborhood in North Marysville.

We have a neighbor who is planning to short plot their property. The address there is 12508 45th Dr NE.

This is a huge concern for everyone living in this neighborhood and we are sending this email to let you know we are against it happening.

As it already is many, many people live at this property. There are typically 6-8 cars there, a work van, as well as tow trucks. They also have little regard for safety and the large volume of people who walk in the neighborhood, as they are speeding A LOT.

Additionally they tend to burn garbage often, as I think they may be doing right now because I can smell it.

We believe this will additionally bring down our property value. This is one of the nicest, older neighborhoods in Marysville which is why many of us moved here.

Thank you for your time.

Kara & Jeff Tucker

Michael Beck

From: Howat (US), Phil <phil.howat@boeing.com>
Sent: Tuesday, July 18, 2023 8:47 AM
To: Michael Beck; jnehrling@maryvillewa.gov
Cc: Lauri Howat
Subject: [External!] Short Plat Proposal SP23-004 In Whispering Firs - Do not Approve

External Email Warning! Use caution before clicking links or opening attachments.

I am writing to lodge my formal objection to letting this property being short plated into two lots. Our neighborhood in Whispering Firs is unique in that all the lots are larger (.5 acres). This was one of the main reasons we decided to move here. The ambience and character of our nice neighborhood will be severally impacted by allowing this to happen. I take pride in our neighborhood and if this is approved the neighborhood will never be the same. Once one home is allowed to short plat this will open it up to more folks doing the same. We will seriously consider moving out if the city grants the property division.

Please do the right thing and disallow this action.

Best Regards,
Phil Howat
425-405-8870

Michael Beck

From: Lauri Howat <thehowats@yahoo.com>
Sent: Tuesday, July 18, 2023 12:38 PM
To: Michael Beck
Subject: [External!] Bazara Short Plot

[External Email Alert! Use caution before clicking links or opening attachments.]

Hello Mr Beck,

I would like to start with a little back ground.

We bought our first house in South Everett, on a half acre on a dead-end street with several houses. As time went on there was talk of people wanting to "short plot" because our lots were long. The quiet neighborhood we once knew started to change in many ways, not for better sorry to say. So we looked North and found North Marysville. Our kids were small at the time so yes they have attended Marysville Schools and did very well. They are both Nurse's.

With that being said, we have lived in this quiet neighborhood for 20+ yrs now.

When we first looked at this neighborhood, we found out that 95% of the homes were owned by "older" folks because like us now, they raised their kids and have enjoyed living where they are. In fact, if you look back, houses in our neighborhood either never are For Sale or if one does happen to go on the market, it goes with-in days. If you talk to folks and you happen to say where you live, Whispering Fir's, everyone knows this area. Realtors will say "it's a hard place to get into because NO ONE leaves. :) When I found out that a neighbor just 3 houses down from us wanted to short plot, I'll be honest I was very sad. My feelings are we would have to move from the home we have loved for so many years now and probably move from Marysville. If Marysville approves this application, you are only running more people out of their homes because you are stacking people on people in a small place. They already have 3 family's living in that house. How many more people need to be in such a small area?

If another home is built, are we going to have 6 family's?

This same property that we are talking about has THREE business's running out of their home. One is for Heating, 2nd is a Towing Company that they bring cars back to their house and I'm not sure about the 3rd one. So not only is Short Plotting against our HOA, so is running Business out of your home. Please reconsider approving their application.

Sincerely,

Lauri Howat
425-870-6389

Sent from my iPad

Michael Beck

From: Marcia <mpmcseverson@frontier.com>
Sent: Friday, July 14, 2023 10:13 AM
To: Michael Beck; Jon Nehring
Subject: [External!] SP23-004

Follow Up Flag: Follow up
Flag Status: Flagged

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Michael Beck, John Nehring

My husband, Michael, and I wish to be party of record on the sup-plotting of 12508 45th Dr NE.

Mike grew up in Marysville. I moved here in 1980. We admired Whispering Firs Estates for years before we were fortunate enough to move here nine years ago.

This neighborhood is unique. The half acre lots are flat, traffic is low, the homes are not Mc Mansions, just well maintained family homes. Many of the homeowners have lived here for 20+ years. We are not a transient group. We take pride in our "loop". Many of us walk or bicycle the loop daily. Many of us know and are friendly with our neighbors. A couple of the reasons we moved here was because of the half acre lots and the low traffic.

It is very frustrating when someone who has only lived in the neighborhood for a year wants to change the dynamics of the community we love.

If the family has decided that they don't want to maintain the large lot, perhaps they should move to a smaller one lot in a different neighborhood. If they are just trying to make some money by selling some of the land then why should the neighborhood suffer? We do not want to set a wrongful precedent.

What the city would gain in revenue must be weighed against the ill will of the citizens in the neighborhood if this is approved.

We would like to attend the public hearing about this application.

Sincerely,

Michael and Marcia Severson

12429 46th Dr NE

Marysville 98271

Sent from [Mail](#) for Windows

Michael Beck

From: Gary Sundseth <gsundseth@yahoo.com>
Sent: Thursday, July 13, 2023 6:02 PM
To: Michael Beck
Subject: [External!] File SP23-004

[External Email Alert! Use caution before clicking links or opening attachments.]

Hello Micheal,

I'm the home owner at 4611 126th PL NE , Marysville just around the corner from the Notice of Pending land use action SP23-004.

I'm very concerned about this Notice of application and very much disagree with the short plot subdivide process moving forward in the neighborhood. Please advise me on the best way to stop this process and I will follow through with your suggestion. Thanks for your help.

Gary S.

Sent from my iPhone

Michael Beck

From: shon harvey <shonjen@yahoo.com>
Sent: Wednesday, July 19, 2023 5:22 AM
To: Michael Beck
Subject: [External!] Stop SP23-004

External Email Warning! Use caution before clicking links or opening attachments.

Hello,

I wish to be a party of record. By subdividing a single lot, that property will increase in value. However, this plan will seriously disrupt and compromise the property values of the remaining lots in our Whispering Firs neighborhood.

One of the unique values in this neighborhood is the lot size and the nostalgic look our neighborhood has! This plan must stop for further review by the neighborhood's residents and the HUGE impacts this deviation will cause. Thank you.

Shon and Jennifer Harvey

[Sent from Yahoo Mail on Android](#)

Michael Beck

From: Haylie Miller
Sent: Wednesday, July 19, 2023 11:29 AM
To: Chris Holland; Michael Beck
Subject: FW: [External!] Fw: Stop SP23-004 Mayor please help!

From: Jon Nehring <jnehring@marysvillewa.gov>
Sent: Wednesday, July 19, 2023 11:15 AM
To: Haylie Miller <hmiller@marysvillewa.gov>
Subject: FW: [External!] Fw: Stop SP23-004 Mayor please help!

Here is another.

Thank you,

Jon Nehring, Mayor | City of Marysville
501 Delta Ave. Marysville, WA 98270
(360) 363-8089 | jnehring@marysvillewa.gov



From: shon harvey <shonjen@yahoo.com>
Sent: Wednesday, July 19, 2023 6:02 AM
To: Jon Nehring <jnehring@marysvillewa.gov>
Subject: [External!] Fw: Stop SP23-004 Mayor please help!

External Email Warning! Use caution before clicking links or opening attachments.

Mayor Nehring,

Please do something about this! We are devastated on the impact this action will do to our long time nostalgic community. Please make this overreaching notice stop and make our neighborhood un-subdevidable- I have lived in our home for well over 25 years and never even imagined this could happen to it.

Sometimes just because you can definitely does not mean you should and this is one of those times!

Respectfully, Shon and Jennifer Harvey
425-420-6832

[Sent from Yahoo Mail on Android](#)

----- Forwarded Message -----

From: "shon harvey" <shonjen@yahoo.com>
To: "Michael Beck" <mbeck@marysvillewa.gov>
Cc:
Sent: Wed, Jul 19, 2023 at 5:22 AM
Subject: Stop SP23-004

Hello,

I wish to be a party of record. By subdividing a single lot, that property will increase in value. However, this plan will seriously disrupt and compromise the property values of the remaining lots in our Whispering Firs neighborhood.

One of the unique values in this neighborhood is the lot size and the nostalgic look our neighborhood has! This plan must stop for further review by the neighborhood's residents and the HUGE impacts this deviation will cause. Thank you.

Shon and Jennifer Harvey

[Sent from Yahoo Mail on Android](#)

Michael Beck

From: Ron Friesen <friesenre@gmail.com>
Sent: Tuesday, July 11, 2023 9:19 PM
To: Jon Nehring
Cc: Michael Beck
Subject: [External!] SP23-004

[External Email Alert! Use caution before clicking links or opening attachments.]

Hi Jon,

My neighborhood (Whispering Firs) is up in arms about a request to subdivide a lot. One of our unique values in the entire city is the large lot size (typically just under 1/2 acre). Neighbors view this subdividing attempt as a threat to neighborhood life and property values, because it only benefits the subdivider at the expense of the rest of the resident owners. It also sets a precedent for every lot in our subdivision which is of great concern.

This is not an application for an ADU which would be included on the existing lot. It is a permanent lot subdivision which is very different. At the very least we need extra time for a complete impact review of this proposal. I know you like to keep track of potential hot button issues here and hope you will take a look at this. Thanks for your help as always!
Ron

Sent from my iPhone

Michael Beck

From: Ron Friesen <friesenre@gmail.com>
Sent: Monday, July 10, 2023 9:49 PM
To: Michael Beck
Subject: [External!] SP23-004

Follow Up Flag: Follow up
Flag Status: Flagged

[External Email Alert! Use caution before clicking links or opening attachments.]

Hello,

I wish to be a party of record. By subdividing a single lot, that property will increase in value. However, this plan will seriously disrupt and compromise the property values of the remaining lots in our Whispering Firs neighborhood.

One of the unique values in this neighborhood is the lot size. This plan must pause for further review by the neighborhood's residents. Thank you.

Ron Friesen
4714 124th PI NE
425-359-6489

Sent from my iPhone

Michael Beck

From: gale light <lightlaptop@gmail.com>
Sent: Tuesday, July 18, 2023 9:31 PM
To: jnehrling@marsyvillewa.gov; Michael Beck
Cc: David M. Light, III
Subject: [External!] Notice of Pending Land Use Action 12508 45th Drive NE Marysville, WA 98271

External Email Warning! Use caution before clicking links or opening attachments.

I reside in Whispering Firs Estates at 4716 126th Street NE. I live there with my husband and family. We have been at this home since October 2003.

I object to the proposed short plat application for the above-mentioned property. Approval of such a proposal would be a sea change to the unique character and appearance of the neighborhood.

With the approval of one short plat application, what is to stop others? I realize that approval of such applications increases city revenues, but at what expense to the current homeowners?

I understand that only the neighbors within three hundred feet of the residence requesting the short plat plan approval have been notified. Should it not be to all of the residence in Whispering Firs Estates, in that it will affect the value of all of the homes?

I would like to be notified when there will be a hearing so that I might attend.

Thank you for your time.

Gale Light

661.755.5945

Michael Beck

From: Dwight Olson <DOlson1041@msn.com>
Sent: Wednesday, July 19, 2023 12:43 PM
To: Michael Beck; Jon Nehring
Subject: [External!] SP23-004

Michael Beck, John Nehring

My wife Laura and I are submitting this email to voice our concerns and to go on record in opposition of the short-plat submittal at 12508 45th Dr NE.

We purchased a lot in Whispering Firs Estates in the Fall of 1977 primarily due to the ½ acre lots that were developed on what used to be strawberry fields. We built our own home which was one of the earliest homes in the development. Many of the homes here were owner built including 3 of the 6 homes on our cul-de-sac. We invested in this community and have continued to live here because of the character of the community, which is not oriented toward a higher density. The Whispering Firs Estates community has long protected its half-acre rule so that this character would be maintained. Because there are many nearby / adjacent areas which allow for higher density home development, there is no reasonable argument to support overriding our community's covenants, which protect our lifelong investment.

Dwight and Laura Olson
12507 46th Dr NE
Marysville, Wa.
98271

Michael Beck

From: Lynn Johnson <johnson.lynn.m@gmail.com>
Sent: Sunday, July 30, 2023 5:41 PM
To: Michael Beck
Subject: [External!]SP23-004 in Whispering Firs Estates

You don't often get email from johnson.lynn.m@gmail.com. [Learn why this is important](#)

External Email Warning! Use caution before clicking links or opening attachments.

Dear Mr. Beck,

When my husband and I moved into Whispering Firs Estates in 1978, we were drawn by the large lots - all ½ to 1 acre in size. We knew that strict restrictions that were in place governing, among other things, the size of all lots, the size of each home, the use of temporary structures, the placement of fences, and the prohibition of businesses would keep it beautiful and serene. The restrictions also provided for an Architectural Control Committee that was charged with preventing building deviations. Those restrictions have kept this master planned community one of the nicest in Marysville.

Today, a new lot owner wants to subdivide one of our ½ acre lots. If this is approved by the city, then all other Restrictions will essentially be useless. It would create an unending list of possibilities for what people might decide to do on and to their property. It will destroy the value of the remaining 48 homes, as well as the look and feel of our beautiful community.

According to the restrictions, they run with the land and shall be binding upon all persons owning, leasing or using said lots unless a majority of the owners of the lots agree to change or cancel said restrictions by a majority vote. This vote has not been taken.

PLEASE do not approve permit request (SP23-004) and ignore our CCNR's!

The above statement was read at the last city council meeting. I understand that the issue has now been sent to the Hearing Examiner, but I do want to have my voice and concerns on file.

I have heard that notices were delivered to people living within 300 feet of the property, but this decision affects homeowners around the whole circle and beyond. Please notify all 49 homeowners within Whispering Firs Estates of any future meetings regarding this issue.

Sincerely,

Lynn Johnson
12433 48th Dr NE
Marysville, WA 98271
425-879-0884

Michael Beck

From: Gary Diltz <garyworks77@gmail.com>
Sent: Wednesday, July 26, 2023 7:46 PM
To: Michael Beck
Subject: [External!]Fwd: Bazara Short Plat, file number SP23-004

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----- Forwarded message -----

From: Gary Diltz <garyworks77@gmail.com>
Date: Wed, Jul 26, 2023, 7:37 PM
Subject: Bazara Short Plat, file number SP23-004
To: <mbeck@mrysvillewa.gov>

Dear Mr. Beck,

I am responding to the notification of intent to subdivide the property adjacent to my backyard located at 12508 45th Drive NE Marysville WA 98271.

The proposed two-story house 10 ft from the fence line, directly opposed to my backyard door and patio will have a grossly negative impact on the view of the foliage and open space that I now enjoy.

That large a structure in that location will make us feel enclosed and confined by a monolith of wall, looming over our yard.

I understand my neighbor's reason for doing this, and I don't hold that against him. However, should this project be approved by the city, I will feel compelled to plant some 25 or more arborvitae bushes along the fence line. That in itself will be expensive and they will require a considerable amount of water in our ever-increasingly hot, dry summers. That is more expensive on my part due to someone else's choice of placement.

Perhaps he should put the new structure on the North West corner of his property and move the 30 some year old metal garage shed which is quite sizeable to his South front yard fence line. He is already parking his commercial vehicles in that location where he proposes to put a new driveway. By building the house where the shed is would be an upgraded view for those neighbors who are already looking at the old structure and he would only have to make a saw cut trench to bring new services across the driveway which is already in place.

As the plan stands both our privacy and comfort will be seriously compromised.

Thank you for your consideration of this matter.

Sincerely, Gary Diltz.

Michael Beck

From: Toni Bartley <tpbartley@gmail.com>
Sent: Wednesday, July 26, 2023 11:15 AM
To: Michael Beck
Subject: [External!]Short-Plat Application SP23-004

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Greetings,

I wish to be a party of record. We are against the application to short plat in our neighborhood.

My husband and I live in the Whispering Firs neighborhood at 4815, 126th Pl NE, Marysville. We purchased our home in December of 1991, drawn to this neighborhood for its unique homes and large lots. It is unimaginable that the city would be considering allowing anyone to short-plat their land here.

I have looked at the plans and feel strongly that cramming a house in the back of this or any lot in the area will negatively affect our home values and negatively impact our peaceful neighborhood. This is a planned neighborhood, not a large lot on a busy road such as 88th or 80th. I've seen the old homes sold off, and the new owners allowed to build several houses on the lots. I was always thankful that this would not happen in Whispering Firs. How tragic that it's a possibility.

Please stop the application to short-plat SP23-004 and keep our neighborhood protected from greedy developers.

Sincerely,

Toni and Paul Bartley

4815 126th Pl NE, Marysville

Michael Beck

From: dpgooden@yahoo.com
Sent: Monday, July 24, 2023 8:54 AM
To: Michael Beck
Subject: [External!] Whispering Firs Land Development Proposal

[External Email Alert! Use caution before clicking links or opening attachments.]

Mr. Beck,

As a concerned resident in a neighboring community next to Whispering Firs, by allowing the redevelopment or zoning of land parcel will make things worse for the housing market in our area. The residents of Whispering Firs and neighboring communities want you or the city council to reject this proposal that could possibly ruin the housing market in our area. Thank you for your time and consideration.

R,
David P Goeden Jr
4620 127th St NE
Marysville, WA 98271

July 20, 2023

To: Marysville Mayor John Nehring
Marysville Planning Technician Michael Beck

Re: Notice of Pending Land Use Application
12508 45th Drive NE, Marysville, WA 98271

Dear Mayor Nehring and Planning Technician Beck,

The referenced land use application recently came to my attention. I am writing to oppose this application as well as any others like it in the Whispering Firs Estates neighborhood that could be filed in the future. I am one of the original owners in Whispering Firs Estates, having purchased my home here at 4715 126th St. NE in February 1979. The neighborhood was designed to be one of stately homes and open living spaces. In fact, the covenants and deeds for each property state that no subdivision of the plats would be allowed so that the character and “feel” of the neighborhood could be established and maintained. Those of us who have lived here for many years, as well as those who have become owners over the years, have abided by these original visions and covenants.

The referenced land use application flies in the face of the current restrictions and covenants associated with the properties in Whispering Firs Estates, and taken alone or in conjunction with future such proposals would erode the character of our local community and reduce the values of our properties based on our quality of living. I urge you to reject the referenced land use application on the basis of its being counter to the requirements of current covenants and deeds as well as causing damage to the long-established community tenor and quality of living here.

Thank you for taking appropriate action in this regard.

John R. Bell, a concerned citizen
City of Marysville
(425)760-5602 - cell

From: Vanessa Welch <VWELCH2013@gmail.com>

Date: July 30, 2023 at 9:06:33 AM PDT

To: Vanessa Welch <VWELCH2013@gmail.com>

Subject: Hello,

Hello,

This email is from both my husband and myself.

We are lot 1 of Whispering Firs Estates est 1978. Jim and Vanessa Welch
4812 124th PL NE

We purchased the property on 3-1-2000 and raised two kids.

We are against SP23-004 for the following reasons.

1. This will result in more traffic
2. This will result in more noise
3. This will be the beginning of the end of a gem of a neighborhood that watches out for one another. As many who rent do not care and have no incentive or gain to appreciate where they live or the people around them. Evictions do not work in today's world the renter has all the rights and this is scary.
4. This will result in more crime.
5. This will destroy our property value.

Please do not pass this permit.

Thank you for your time.

Vanessa L. Welch

Jim Welch

Sent from my iPad

Michael Beck

From: Windy Jensen <windyjensen@msn.com>
Sent: Tuesday, August 1, 2023 9:55 PM
To: Michael Beck
Subject: [External!]File Number SP23-004

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from windyjensen@msn.com. [Learn why this is important](#)

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Dear Sir,

I am writing in regard to the proposed application to subdivide a property within the Whispering Firs neighborhood, here in Marysville. I currently live in this neighborhood and would like to strongly voice my request to deny this application.

When this neighborhood was developed, the plan was for these properties was to remain as .5-acre plots and that was how the CCRs were written. It was the main reason I purchased this home. With so many neighborhoods, cookie cutter designs that sit right on top of each other, Whispering Firs is a rare gem within Marysville City limits. There are few like it. I have 18 different types of trees in my yard alone, including a Sequioa. I have all kinds of birds, squirrels, raccoons, rabbits, possums, and the occasional coyote that wanders through the neighborhood. It is a little heaven; my little heaven.

If you allow this application to do through, it will change the dynamics of this neighborhood, forever. People will try and snap up these properties, tear down the houses, and cram as many houses in here as humanly possible. They will cut down trees and chase out wildlife.

I urge you to deny this application and help to preserve Whispering Firs as it was originally designed. We need to protect these older neighborhoods and keep this one-of-a-kind place, alive. We want Marysville to showcase different streets, neighborhoods, and citizens and maintain as many greenbelts as possible.

Thank you for your time.

Windy Jensen
12508 46th Dr NE,
Marysville, WA.
425-330-3863