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Snohomish County Planning and Development Services
3000 Rockefeller Avenue, M/S 604
Robert Drewel Building
Everett, WA 98201

Re: Response to Public Comments

City File No.: SP23004
Project Name: Bazara SP
Mac Engr. Project #: 230717
Applicant: Walid Bazara
Site Address: 12508 - 45th Drive NE
Marysville, WA 98271
Tax Parcel #: 00655700001000

A summary of the public comments received to date for the proposed Bazara preliminary 2-lot short plat (City File Number: SP23004) was provided by the City of Marysville Community Development Department. Below are Mac Engineering's responses to the public comments. The public comments are in italics.

- *The increased density will decrease property values in a community with established large lots averaging 1/2 acre.*
 - The zoning for the area is R4.5 SFM. This proposed Short Plat is allowed and will meet Marysville Municipal Code requirements.
- *Property has approximately 6 to 8 vehicles parked at residence. Several are commercial vehicles including a work van and tow trucks.*
 - The tow truck has been removed; however, the work van is allowed. With regards to how many vehicles are parked at the residence the Whispering Firs Covenants, Conditions and Restrictions (CC&R) does not indicate a maximum number of vehicles

- *Existing residence is occupied by three families.*
 - Incorrect statement. It is one family with possibly three generations.
- *The property owners were observed driving recklessly on numerous occasions.*
 - This is only an accusation. The property owner cares about his neighbors and safety issues in the neighborhood.
- *The property residents allegedly burn garbage on numerous occasions creating a foul odor.*
 - This is only an accusation. The property owner has indicated that a next-door neighbor did have a fire once.
- *The home owner operates multiple businesses out of the residence.*
 - The property owner does operate a business from his home and has received approval from the City to do so.
- *The short plat subdivision will set a negative precedent, which will damage the existing character of the neighborhood.*
 - The zoning for the area is R4.5 SFM. This proposed Short Plat is allowed and will meet Marysville Municipal Code requirements.
- *The proposed project disregards the Whispering Firs Covenants, Conditions and Restrictions.*
 - This proposed Short Plat will meet Marysville Municipal Code requirements and not disregard Whispering Firs CC & R's (AFN 9411160096).
- *The increased density will disrupt an established quiet neighborhood.*
 - The zoning for the area is R4.5 SFM.
- *The project will cause damage to the quality of living for neighbors.*
 - The zoning for the area is R4.5 SFM.
- *The proposed location of the new lot and residence will compromise views, privacy, and comfort for the immediately surrounding homes.*
 - This proposed Short Plat is allowed and will meet Marysville Municipal Code requirements.

- *Methods to remedy privacy concerns will be monetarily burdensome for surrounding neighbors.*
 - No comment.
- *According to Covenants, Conditions, and Restrictions, a majority vote from the neighborhood property owners is required to change or cancel restrictions. A vote has not been taken.*
 - To subdivide the parcel is a city issue. The zoning for the area is R4.5 SFM.
- *Covenants and deeds of each property state that no subdivision would be allowed so that the character and “feel” of the neighborhood could be established and maintained.*
 - Where in the CC & R’s does it state that “no subdivision would be allowed”?
 - With regards to character, harmony and feel of the neighborhood, it would be the Architectural Control Committee that considers these issues when they review and approving the construction plans and specification of the new building structure.
- *An alternative such as relocating the proposed lot to where the existing shop stands would be a preferable option compared to the proposed land action.*
 - The property owner would like to keep the existing shop as is.
- *The short subdivision is more intensive than an Accessory Dwelling Unit application, therefore neighbors request more time for a complete impact review.*
 - The zoning for the area is R4.5 SFM.
- *The project will create more traffic, noise, and crime.*
 - The project will generate one new PM peak hour vehicular trip.
 - The noises will be similar to existing noise that are heard every-day in the neighborhood.
 - The property taxes from the new house will assist in paying for additional law enforcement.
- *The proposed project will set a precedent for increased removal of vegetation and displacement of wildlife.*
 - Yes, the project will remove some vegetation from an existing backyard; however, it’s difficult to understand how this project will displace wildlife.