

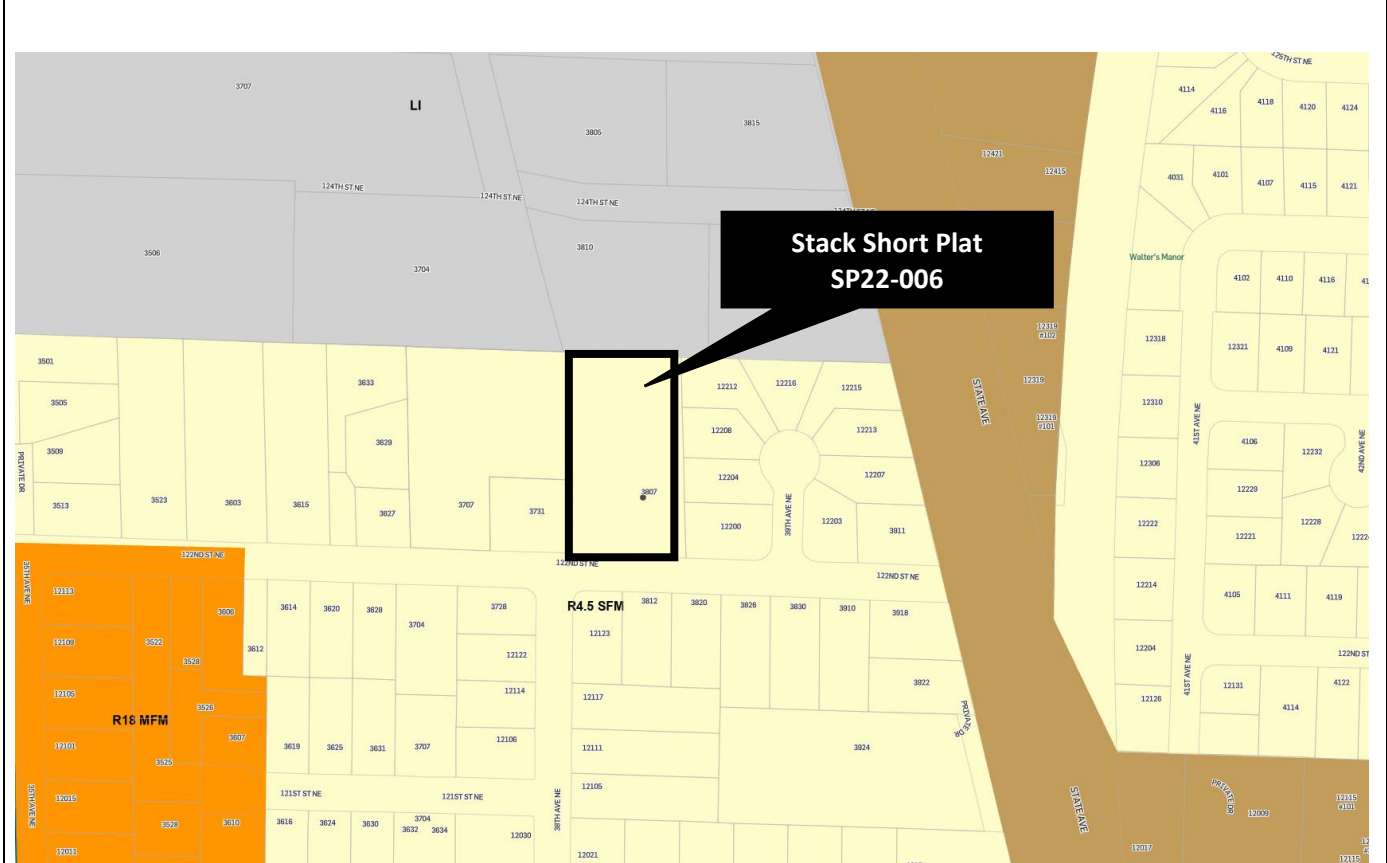
PRELIMINARY SHORT PLAT APPROVAL

Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ Office Hours: Mon - Fri 8:00 AM - 4:30 PM

PROJECT INFORMATION									
Project Title	Stack Short Plat			Date of Report	March 8, 2023				
File Number	SP22-006			Attachments	Preliminary Short Plat Map (Exhibit 021)				
Administrative Recommendation	Approve the preliminary 5-lot short plat subject to the conditions of approval contained in Section 2.0.								
BACKGROUND SUMMARY									
Owner/Applicant	Stack Design LLC – Terry Grooms								
Request	Administrative Short Plat Approval to subdivide a 1.31-acre property into five lots. The applicant has also requested a variance from Engineering Design and Development Standards Section 3-207(F) which requires pedestrian walkways be provided on all permanent cul-de-sacs to abutting property (see Section 7 below for more detail).								
SEPA Status	Categorically exempt pursuant to WAC 197-11-800(6)(d) and 22E.030.090(1)(a)								
Location	3807 122 nd St NE			APN(s)	30050900202200				
Legal Description (abbreviated)	See Preliminary Short Plat Map			Section	09	Township	30	Range	05
Comprehensive Plan	Single-Family Medium	Zoning	R-4.5	Shoreline Environment			N/A		
Water Supply	Current	Proposed		Sewer Supply	Current		Proposed		
	Private	Marysville			Private	Marysville			
Present Use of Property	Single-family residence								
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 checked="" type="checkbox"/> Parks <input checked="" type="checkbox"/> Planning <input checked="" 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"/> Frontier <input type="checkbox"/> Lake Stevens (city) <input type="checkbox"/> Lake Stevens SD 4 <input type="checkbox"/> Lakewood SD 306 <input checked="" type="checkbox"/> Marysville SD 25 <input checked="" type="checkbox"/> PUD No. 1			<input type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input type="checkbox"/> DOE <input type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> WUTC		<input checked="" type="checkbox"/> Health District <input type="checkbox"/> Planning <input checked="" 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	3/8/2023			<input checked="" type="checkbox"/> Approved		<input type="checkbox"/> Denied		<input type="checkbox"/> Continued	
STAFF									
Name Michael Beck	Title Planning Technician	Phone (360) 363-8220	E-mail mbeck@marysvillewa.gov						
SURROUNDING USES									

	Comprehensive Plan	Zoning	Land Use
Site	Single Family, Medium Density	R-4.5	Existing single-family residence
North	Light Industrial	LI	Industrial Businesses
East	Single Family, Medium Density	R-4.5	Single-family residences
South	Single Family, Medium Density	R-4.5	Single-family residences
West	Single Family, Medium Density	R-4.5	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

Stack Design LLC, applicant, has requested preliminary short plat approval in order to subdivide 1.31 acres (56,980 SF) into five (5) single-family lots and construct associated improvements.

2. Project History

An application was filed on October 4, 2022 and was deemed complete on October 4, 2022. Notice was provided in accordance with [MMC Section 22G.010.090](#), *Notice of development application*. As of the date of this decision, no comments from the public have been received.

3. Site Location

The subject property is located at 3807 122nd Street NE and is identified as Assessor's Parcel Number (APN) 30050900202200.

4. Site Description

The site is currently developed with a single family residence with associated outbuildings. Site topography is flat.

5. Critical Areas

No critical areas were located on this site or within a 300-foot radius of the site.

6. Utilities

The following utilities will be provided to the site:

Storm drainage: The applicant is proposing two on-site infiltration galleries for runoff from new impervious surfaces and frontage improvements.

Water: The applicant is proposing to connect to the existing 6-inch watermain located within the 122nd Street NE right-of-way and extend on-site in order to serve the development.

Sewer: There is an existing 10-inch PVC sewer main located within 122nd Street NE, approximately 190 feet west of the development site. The applicant is proposing to extend the sewer main along 122nd Street NE in order to serve the development.

7. Access/Circulation

All lots will take access from a new proposed public road built from 122nd Street NE, labeled Road A on the preliminary short plat map. A cul-de-sac is proposed to be constructed at the end of the internal plat road.

The applicant applied for a variance to the Marysville Engineering Design and Development Standards (EDDS) proposing to not construct the sidewalk located along the eastern edge of the internal short plat road (Exhibit 016). The eastern edge of the road does not serve any lots. Pedestrian access will be maintained for each lot along the western edge of the internal short plat road around the perimeter of the proposed cul-de-sac. The EDDS variance was approved by Ken McIntyre, PE, Assistant City Engineer, on March 6, 2023 (Exhibit 022).

8. Traffic Impacts

The applicant proposes construction of five (5) new single-family residences. Trip generation of 1 PM Peak Hour trip (PMPHT) per new single family residence shall apply and no further analysis shall be required.

- a. The applicant shall be required to construct frontage improvements along 122nd Street NE and the internal plat road (Road A), prior to final short plat approval. Roadway improvements, channelization, site access and lighting plans will be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
- b. The applicant shall be required to dedicate public right-of-way along the internal plat road (Road A) in accordance with [MMC 12.02A.110\(1\)\(c\)](#), *Dedication of Road right-of-way – Required setbacks*. Right-of-way widths and required dedication shall be determined by the City Engineer.
- c. In order to mitigate impacts upon the future capacity of the road system, the applicant shall be required to submit payment to the City of Marysville, on a proportionate share cost of the future capacity improvements as set forth in [MMC 22D.030.070\(3\)](#), for the development. Traffic impact fees shall be vested at a rate of \$6,300.00 per PMPHT.

9. Park Impacts

Pursuant to [MMC Chapter 22D.020](#), the applicant shall mitigate City of Marysville parks impacts through payment of the park impact fee in effect at the time of building permit application.

10. 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 application.

11. SEPA

The project is exempt from State Environmental Protection Act review pursuant to [WAC 197-11-800\(6\)\(d\)](#) and [MMC 22E.030.090\(1\)\(a\)](#).

Regardless of SEPA exemption status, when the City conducts an environmental review of a development project, all elements of the environment listed in [WAC 197-11-444](#) are considered, as required by [WAC 197-11-060\(4\)\(a\)](#). The City not only reviews the current file information, but also utilizes its existing resources, such as adopted ordinances, other files, maps, utility plans, etc., to help make a determination.

12. Agency Comments

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

- a. *Marysville School District No. 25*: No comments received.
- b. *Marysville Fire District*: This proposed short plat plan is acceptable, subject to the following conditions:
 - i. The project shall comply with the current fire code requirements (2018 IFC) including WA State and local City of Marysville amendments to the fire code.
 - ii. Fire Marshal approval of fire access and fire hydrant/water supply systems is required as part of the civil construction plan review and approval process.
 - iii. The city address committee will determine road names and address numbers for the lots.
 - iv. It is the developer's responsibility to see that adequate water for fire protection is attainable. The minimum required fire flow is determined using IFC Appendix B, and depends upon building sizes, construction types, and sprinkler systems. Proof of fire flow will be required. Documentation/certification of available water supplies for providing the

required fire flows is required for final approval of the water system for this project and prior to building construction. Check with the city Public Works Dept. for water system information.

- v. The minimum required fire flow for hydrants protecting SFR dwellings is 1,000 gpm (with 20-psi minimum residual pressure) for dwellings not exceeding 3,600 square feet in size.
- vi. The minimum required fire flow for hydrants protecting SFR dwellings is 1,500 gpm (with 20-psi minimum residual pressure) for dwellings exceeding 3,600 square feet in size.
- vii. Existing fire hydrant spacing along 122nd ST roadway appears adequate. Maximum hydrant spacing for the proposed SFH use is 600' apart.
- viii. Fire hydrants shall comply with city Water Design Standard 2-060 Hydrants, including 5" Storz fittings, with blue reflective hydrant markers to be provided in the roadways, located four inches off the centerline on the hydrant side of the road.
- ix. Future homes to be constructed may require residential sprinkler installation for a number of reasons, including: if homes are three or more stories tall, if fire flow from hydrants does not meet fire code requirements, if any part of homes is further than 200' from the public road ROW with no hydrant provided on-site, or to mitigate access deficiencies.
- x. Where residential fire sprinklers may be required the developer should install a water service per Standard Plan 2-090-001 Full ¾" 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 ¾" water meter will suffice then all that is required is to install two reducer bushings with the ¾" water meter. A single service tap should be used where sprinklers are required, not a double service installation.
- xi. Recommend the buildings to be constructed here include fire-resistant exterior construction (such as hardiplank type siding).
- xii. The turnaround area proposed appears adequate. Turnarounds shall comply with city standard plans.
- xiii. Recommend the roadways be posted "NO PARKING" to maintain unobstructed emergency access.
- xiv. An adequate access route for fire apparatus must be in service prior to any building construction.
- xv. If vehicle impact protection is deemed required for protection of any equipment it shall comply with IFC Section 312. Guard posts (bollards) are typically required for protection of gas piping, electrical equipment, fire protection piping and hydrants located where they could be subject to vehicle damage.
- xvi. Access for firefighting operations along all sides of all buildings is required. A minimum 5' wide access is required for SF dwellings. All parts of building exteriors should be accessible or firefighting by an approved route around the building, and be within 150 feet of a minimum 20' wide fire apparatus access

c. *Tulalip Tribes*: No comments.

d. *Stillaguamish Tribes*: No comments received.

e. *Snohomish County Public Utility District*: No comments received.

13. Application Review: [MMC Section 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](#), single-family residences and associated infrastructure are permitted outright in the in the R-4.5 zone.

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

Staff Comment: The base density permitted for single-family residences in the R-4.5 zone is 4.5 dwelling units per net project acre. The density of the project is calculated as follows: 1.01 net acres x 4.5 units per acre = 4.55 or 5 units allowed. The applicant has proposed construction of a five (5) lot single-family short plat, which complies with the density allowances outlined in [MMC 22C.010.080\(2\)](#).

- 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, Medium Density. The proposed development has been reviewed for compliance with the Comprehensive Plan to ensure consistency with the goals and policies related to the Single Family, Medium Density designation.

Staff finds that the proposed development, as conditioned, is consistent with the City of Marysville Comprehensive Plan.

- d. Development Standards.

Staff Comment: The project site is currently zoned R-4.5 Single Family, Medium Density. It allows detached single-family residences at a density of 4.5 dwelling units per net project acre. The major type of new development will be detached single-family residences.

Bulk & Dimensional Standards: The proposed short plat will meet all bulk and dimensional requirements set forth in [MMC Section 22C.010.080, Densities and Dimensions](#).

The proposed development and subsequent use of the property will comply with the intent of the R-4.5 zone, and as conditioned herein, complies with all of the applicable design and development standards outlined in Title 22 – *Unified Development Code*.

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

14. Factors Considered by City Departments: [MMC 22G.090.360](#), *Review Process – Elements considered*, requires the City to review the short plat to determine whether it meets the following criteria:

- a. Public Use and Interest. Evaluation of the proposed short subdivision to determine whether the public use and interest are served;

Staff Comment: After evaluation of the application materials and other supporting documentation available to the City, staff concludes that, as conditioned, the public use and interest are served by the proposed short subdivision;

- b. Public Health, Safety and General Welfare. Evaluation of the proposed subdivision to determine whether the public health, safety and general welfare have been served and that the subdivision is consistent with the requirements of [RCW 58.17.110](#);

Staff Comment: After evaluation of the application materials and other supporting documentation available to the City, staff concludes that, as conditioned, the public health, safety and general welfare have been served and that the short subdivision is consistent with the requirements of [RCW 58.17.110](#);

- c. Comprehensive Plan. Evaluation of all elements of the comprehensive plan and its consistency with the proposed short subdivision;

Staff Comment: The proposed short subdivision has been reviewed for compliance with the Comprehensive Plan to ensure consistency with the goals and policies related to the Single Family, Medium Density designation.

Staff finds that the proposed development, as conditioned, is consistent with the City of Marysville Comprehensive Plan.

- d. Existing Zoning. Evaluation of existing zoning and its compliance with the proposed short subdivision and Article V of this chapter, Land Division Requirements;

Staff Comment: The project site and surrounding properties to the east, south and west are zoned residential. The property to the north is zoned light industrial. The purpose of residential zones in the City of Marysville is to implement comprehensive plan goals and policies for housing quality, diversity and affordability, and to efficiently use residential land, public services and energy. Specific zoning for the subject property is R-4.5.

The existing zoning and its compliance with the proposed short subdivision and [Chapter 22G.090](#), Article V, Land Division Requirements has been evaluated. Compliance with specific zoning regulations is specifically demonstrated in Sections 12(a)-(d) above.

- e. Natural Environment. Evaluation of the impacts and provision for mitigation of all impacts on all elements of the natural environment including topography, vegetation, soils, geology and all environmental issues as defined in the State Environmental Policy Act, Chapter 197-11 WAC and Article V of this chapter, Land Division Requirements;

Staff Comment: The project is exempt from State Environmental Protection Act review pursuant to [WAC 197-11-800\(6\)\(d\)](#) and [MMC 22E.030.090\(1\)\(a\)](#).

Regardless of SEPA exemption status, when the City conducts an environmental review of a development project, all elements of the environment listed in [WAC 197-11-444](#) are considered, as required by [WAC 197-11-060\(4\)\(a\)](#). The City not only reviews the current file information, but also utilizes its existing resources, such as adopted ordinances, other files, maps, utility plans, etc., to help make a determination.

- f. Drainage. Evaluation of all drainage impacts and provisions made for mitigation of all drainage impacts as defined in the city's comprehensive drainage ordinance and [Chapter 22G.090](#), Article V, Land Division Requirements;

Staff Comment: After evaluation of the application materials which includes a *Geotechnical Report* prepared by Terra Associates, Inc. (Exhibit 008), and the *Preliminary Drainage Report* prepared by LDC, Inc. (Exhibit 009), staff concludes that, as conditioned, the proposed development has evaluated all drainage impacts and will provide mitigation for all drainage impacts.

Pursuant to [MMC Chapter 14.15](#), *Controlling Stormwater Runoff from New Development, Redevelopment, and Construction Sites*, a stormwater pollution prevention plan (SWPPP) and subsequent installation of an approved stormwater management system on the site is required. Potential significant adverse environmental impacts associated with increased stormwater runoff for the proposed development are adequately mitigated by compliance with [MMC Chapter 14.15](#).

- g. Open Space. Evaluation of all impacts and provision for open space as defined in [MMC Chapter 22G.090](#), Article V, Land Division Requirements;

Staff Comment: After evaluation of the application materials and other supporting documentation available to the City, staff concludes that, as conditioned, the proposed development has evaluated all impacts and made provision for open space as defined in [MMC Chapter 22G.090](#), Article V, Land Division Requirements;

- h. Public Systems Capacity. Evaluation of all impacts and provisions made for mitigation of impacts on public systems including parks, schools and community facilities as defined in [MMC Chapter 22G.090](#), Article V, Land Division Requirements;

Staff Comment: After evaluation of the application materials and other supporting documentation available to the City, staff concludes that, as conditioned, all impacts have been evaluated, and provisions have been made for mitigation of impacts on public systems including parks, schools and community facilities as defined in [MMC Chapter 22G.090](#), Article V, Land Division Requirements;

- i. Public Services. Evaluation of all impacts and provisions made for mitigation of impacts on public services including streets, all public utilities, fire and police protection as defined in [Chapter 22G.090](#), Article V, Land Division Requirements;

Staff Comment: After evaluation of the application materials and other supporting documentation available to the City, staff concludes that, as conditioned, all impacts have been evaluated, and provisions have been made for mitigation of impacts on public services including streets, all public utilities, fire and police protection as defined in [MMC Chapter 22G.090](#), Article V, Land Division Requirements;

- j. Floodplain. Identification of short subdivisions proposed in the floodplain and compliance with requirements of this title and Chapter [MMC 22E.020](#), Floodplain Management;

Staff Comment: This requirement is not applicable as the project is not in a floodplain.

- k. Sidewalks. Pursuant to [RCW 58.17.060\(2\)](#), the applicant shall be required to show that sidewalks are provided to assure safe walking conditions for students who walk to and from school.

Staff Comment: After evaluation of the application materials and other supporting documentation available to the City, staff concludes that, as conditioned, the requirements of [RCW 58.17.060\(2\)](#) are met. Sidewalks will be constructed on the project's frontage and internal short plat road with the exception to the eastern portion of the cul-de-sac of Road A. The eastern edge of the internal short plat road does not serve any lots. An EDDS Variance was approved by Ken McIntyre, PE, Assistant City Engineer, on March 6, 2023 (Exhibit 022).

15. In-House Days

Pursuant to [MMC 22G.090.380](#), a decision on the application shall be made within 90 in-house days from the date of the letter of completeness. A decision on this application was made fifty-seven (57) in-house calendar days from the date of completeness.

2.0 DECISION

Based on the foregoing findings and conclusions, review of the application materials submitted by the applicant, and the City's regulatory authority to implement the policies, standards, and regulations of the Comprehensive Plan and Marysville Municipal Code, the Community Development Director hereby grants **Preliminary Short Subdivision Approval** subject to the following conditions:

1. The preliminary short plat map, submitted on February 8, 2023 (Exhibit 021) shall be the approved lot configuration.
2. Prior to civil construction plan approval, the applicant shall demonstrate compliance with separation requirements for infiltration facilities, as mandated by Department of Ecology Stormwater Management Manual.
3. All necessary power lines, telephones wires, television cables, fire alarm systems and other communication wires, cables or lines shall be placed in underground location either by direct burial or by means of conduit or duct including existing utilities located along the project's 122nd Street NE frontage and internal short plat road. 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 applicable City and State regulations and specific requirements of the appropriate utility pursuant to [MMC Section 22G.090.710](#).
4. A final landscape plan shall be required to be approved, prior to civil construction plan approval, and designed to comply with the applicable provisions outlined in [MMC Chapter 22C.120, Landscaping and Screening](#) and [MMC 22G.090.570](#).
5. Prior to civil construction and landscape plan approval, the applicant shall be required to demonstrate compliance with the sight-obscuring fence requirements, outlined in [MMC Section 22G.090.580](#).
6. The existing private sewage system located on the project site shall be abandoned by having the septic tank(s) pumped by a certified pumper, then having the top of the tank removed or destroyed and filling the void ([WAC 246-272A-0300](#)). Documentation demonstrating completion of this work shall be submitted prior to final short subdivision approval.
7. The applicant shall be required to construct frontage improvements along 122nd Street NE and the internal plat road (Road A), prior to final plat approval. Roadway improvements, channelization, site access and lighting plans will be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
8. The applicant shall be required to dedicate public right-of-way along the internal plat road (Road A) in accordance with [MMC 12.02A.110\(1\)\(c\), Dedication of Road right-of-way - Required setbacks](#). Right-of-way widths and required dedication shall be determined by the City Engineer.
9. In order to mitigate impacts upon the future capacity of the road system, the applicant shall be required to submit payment to the City of Marysville, on a proportionate share cost of the future capacity improvements as set forth in [MMC 22D.030.070\(3\)](#), for the development. Traffic impact fees shall be vested at a rate of \$6,300.00 per PMPHT. The applicant shall receive credit for the existing single-family residence. Lot 1 shall not be subject to payment of traffic impact fees.
10. The applicant shall submit payment to Marysville School District No. 25 for school impacts caused by the development in accordance with [MMC Chapter 22D.040, School Impact Fees and Mitigation](#). School mitigation fees will be based on the fee schedules in effect at the time an individual building permit application is accepted by the City, and will be required to be paid prior to building permit issuance unless deferred until a time preceding final building inspections being granted. The applicant shall receive credit for the existing single-family residence. Lot 1 shall not be subject to payment of school impact fees.
11. The applicant shall submit payment to the City of Marysville for park impacts caused by the development in accordance with [MMC Chapter 22D.020, Parks, Recreation, Open](#)

Space and Trail Impact Fees and Mitigation. Park mitigation fees will be based on the fee schedules in effect at the time an individual building permit application is accepted by the City, and will be required to be paid prior to building permit issuance unless deferred until a time preceding final building inspections being granted. The applicant shall receive credit for the existing single-family residence. Lot 1 shall not be subject to payment of park impact fees.

12. If at any time during construction, archaeological resources are observed in the project area, work shall be temporarily suspended at that location and a professional archaeologist should document and assess the discovery. The Department of Archaeology and Historic Preservation (DAHP) and all concerned tribes should be contacted for any issues involving Native American sites. If project activities expose human remains, either in the form of burials or isolated bones or teeth, or other mortuary items, work in that area should be stopped immediately. Local law enforcement, DAHP, and affected tribes should be immediately contacted. No additional excavation should be undertaken until a process has been agreed upon by these parties, and no exposed human remains should be left unattended.

Prepared by: *Michael Beck*

Reviewed by: *Amy Hess*

This **Preliminary Administrative Short Subdivision** is issued pursuant to [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 the Preliminary Short Subdivision approval.

Date: March 8, 2023 **Signature:** 
Haylie Miller, Community Development 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 representatives proves inaccurate.