

September 20, 2023

Tom Abbott
20210 142nd Ave NE
Woodinville, WA 98072

Re: SP23-005, "53rd Ave NE Short Plat", Technical Review 1
Location: 7312 53rd Ave NE

Dear Mr. Abbott,

The Planning Division has reviewed the above referenced application. The following corrections must be made prior to approval of the preliminary short plat:

1. Add the application number, "SP23-005" to the bottom right corner of each page of the plat map, civil plans, and landscape plan.
2. Accessory dwelling units (ADUs) are only permitted as accessory to single-family residences. ADUs are not allowed accessory on duplex lots.
3. Amend the Civil and Landscape plans to show the individual driveways for all lots, including lot 2, on Sheets UT-01, RD-01, and L-2.
4. The front setback is 20 feet rather than 5 feet; amend HC-01, RD-01, UT-01, L-2, and PP-02.
5. The application for an Accessory Dwelling Unit (ADU B23-0128) was issued in error based on the site plan submitted with the application stating that the existing shed is 5'6" from the north property line, however, the survey shows at 2'4". The Building Division will be issuing a stop work order for conversion of the shed to an ADU. There are three options:
 - (a) Relocate the shed/ADU so that is 5' from the north and west (proposed) property lines;
 - (b) Demonstrate that the shed was legally constructed in Snohomish County. The shed was constructed sometime between 1991 & 1998 based on historic aerial photos, however, the property was annexed into the City in 2009, so the City would not have any records of the shed being permitted. If deemed legal non-conforming then the applicant would need to follow the public review process outlined in [MMC 22C.180.030](#) (4); or
 - (c) A variance would have to be approved by the Hearing Examiner. The variance criteria is outlined in [MMC 22G.010.420](#).
6. Amend the "Project Information" section on Sheet PP-02 as follows:
 - (a) Under SETBACKS add "FRONT 20'."
 - (b) Remove "ADU SETBACKS: 5' (ALL SIDES)."
 - (c) Include the required 50% impervious surface maximum and 40% building coverage maximum, and height limit of 30 feet.
7. A six-foot-high, sight-obscuring fence is required under the following conditions:
 - (a) If it is determined during grading plan review that the existing grade will be increased by a two-foot or greater vertical grade change and the grade increase causes the newly created lots to be

at a higher elevation than the abutting property. The grade change shall be measured from the affected property line to the foundation wall of the newly constructed dwelling.

- (b) If a newly created lot contains a front yard that directly abuts the rear yard of an adjacent property, and the existing lot contains a dwelling unit that is located within 20 feet of the newly created lot. (lot 4)
- (c) If a newly constructed plat road (public or private) directly abuts either the side or rear yard of a residentially developed property, and the existing dwelling unit is located within 20 feet of the newly constructed road.

A six-foot-high, sight-obscuring fence shall be required along the entire southern property line of the development. Possible additional fencing to be determined based on final grading.

- 8. Include the following elements on the landscape plan:
 - (a) A 10' L3 buffer is required between Tract 998 and 53rd Avenue NE.
 - (b) The footprint of all structures; the proposed footprint for lot 2 is not shown.
 - (c) All parking areas and driveways; not shown for lot 2.
 - (d) The location, height and materials for all fences and walls; (see item 7 above).
 - (e) The location of all existing and proposed plant materials on the site.
 - (f) Location of all overhead utility and communication lines, location of all driveways and street signs.
 - (g) Amend setbacks shown per item 4 above.

Impact Fees

- 9. The proposed short plat is subject to the following impact fees:

Impact Fee Type	Impact Fee Rate	Vesting	Payment Due
Traffic (Marysville)	\$6,300 per lot	Complete Application	Prior to BP issuance
Parks	\$1,825 per unit	BP submittal	Prior to BP issuance
Schools (Marysville)	Currently \$0.00	BP submittal	Prior to BP issuance

- 10. Required park, school and traffic fees may be deferred to final inspection. If you wish to defer impact fees, please request a deferral application.
- 11. Impact fees are charged per *new* unit or lot. The existing single-family residence to be retained will not be charged for impact fees.

Prior to approval of final plat:

- 12. All subdivisions or short subdivisions shall have all necessary power lines, telephone wires, television 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 and, with the exception of the city fire alarm system, providing service to each lot or potential building site in the plat.
- 13. For the required street trees and any supplemental landscaping, a landscaping maintenance security in the form of a bond, assignment of funds or irrevocable letter of credit, in an amount equal to the cost of landscape work (materials and labor) will be required to be submitted (See [MMC Section 22G.040.040\(2\)](#)). The security shall be required for a minimum duration of two growing seasons (March through October).

Invoices/receipts shall be submitted when the landscaping work is complete so that a security amount can be determined. The security will be required to be on forms provided by the Community Development Department, and will be required to be submitted prior to Final Inspection.

Enclosed are copies of comments received from other City departments, and reviewing agencies. Revised application materials must be accompanied with a written response detailing how each of the items outlined above and attached hereto have been addressed, and on which sheet the change(s) can be found.

If you have any questions, please contact me at (360) 363-8232, or by e-mail at kbird@marysvillewa.gov.

Sincerely,

Kathryn Bird

Kathryn Bird
Associate Planner

E-Cc: Chris Holland, Planning Manager



MARYSVILLE
WASHINGTON

MARYSVILLE CIVIC CAMPUS
501 Delta ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX

MEMORANDUM

To: Kathryn Bird, Associate Planner

From: Kacey Simon, Civil Plan Reviewer

RE: 53rd Ave NE Short Plat, File# SP23-005
4-lot short plat and associated improvements. Project to include 2 duplex lots and two single-family lots, each with an associated accessory dwelling unit.
7312 53rd Ave NE & Parcel # 00593300000300

Date: 8/28/2023

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

1. **Existing utilities:**

- a. Sanitary sewer: There is a manhole at the southern property line located on 53rd Ave NE and can be found on record drawing S342.
- b. Water: a 6" cast iron water main is located on 53rd Ave NE and can be found on record drawing W63.
- c. Storm: There currently isn't any storm located along 53rd Ave NE.

2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project.

- a. Sewer will need to be extended to the northern property line along 53rd Ave NE.
- b. Water is currently fronting the entire length of the property but will need to be upsized to an 8" main.
- c. Storm will need to be extended along the projects frontage.

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.

- a. 53rd Ave NE is classified as a local access street and is to be built compliant with SP 3-202-002 of the EDDS.

4. **Dedication Requirements:**
 - a. It appears that 53rd Ave NE will require a 10' right-of-way dedication.
 - b. A 10' utility easement will be required along TRACT 999. There is only a 5' utility easement proposed.

5. **Access:**
 - a. The minimum width of a residential driveway is 12-feet and the maximum is 26-feet. Curb cuts shall be limited to a 20 foot maximum.
 - b. The new roads shall be constructed to SP 3-202-004.

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. Projects above the 2,000 square feet and/ or 5,000 square feet threshold must comply with requirements stipulated in Volume I of the Stormwater Management Manual for Western Washington.
 - b. A mounding analysis will be required. The mounding analysis shall be performed during the wet season.
 - c. We have never seen an infiltration facility with less than a 2' depth of rock. Please explain how the 1' depth shown will be adequate.
 - d. The maximum allowed impervious surface coverage for the Zoning designation is 50%.

Standard Comments:

7. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.

8. Fire flow will need to be completed prior to 1st civil plan review and submitted with 1st civil plan review.

9. 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.

10. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.

11. 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.

12. The applicant is responsible for identifying any existing well or septic systems on site or on adjacent properties. If there are any existing septic systems on site they need to be decommissioned based on the Snohomish Health District standards. If there are any wells on site they need to be decommissioned based on Department of Ecology standards.

13. 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.

14. 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

15. **All civil construction plan submittals are to be routed directly to Kacey Simon, Civil Plan Reviewer.** The first *civil construction* plan submittal is to consist of a completed grading permit 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 week
 - iv. Subsequent reviews will be 3 weeks.

16. 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 ksimon@marysvillewa.gov or at (360) 363-8280.

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: LDC, Inc
From: Brian Merkley, Deputy Fire Marshal
Date: August 22nd, 2023
Subject: SP23-005 53rd Ave SP 7421 53rd Ave NE

I have completed the review of the plans for this project proposing a four lot short plat. Lots 2, 3, and 4 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 on one side shall 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 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.
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: Kathryn Bird - Associate Planner

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

DATE: August 25, 2023

SUBJECT: SP 23-005 – 53rd Ave NE Short Plat

I have reviewed the Site Plan for the proposed 53rd Ave NE Short Plat at 7312 53rd Ave 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.
- 2) A Traffic Impact Analysis (TIA) will be required.
 1. TIA email identifying 5 new PM Peak Hour trips is acceptable.
- 3) 53rd Ave NE frontage:
 - a. Frontage Improvements shall be required to provide for 50' ROW cross-section with ultimate 28' of asphalt, curb, gutter, landscape strip, 5' sidewalk and PUD street lighting.
 - i. Sidewalk upon frontage should match/connect into sidewalk present on parcel to immediate south.
- 4) Per EDDS 3-506, street lighting will be required.
 - a. Existing PUD street lights upon existing PUD wood poles on east side of 53rd Ave NE shall potentially satisfy street lighting requirements.
 - i. Existing PUD wood pole mounted street lights must be shown on plans.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

MEMORANDUM

Date: **August 30, 2023**

SP23-005

To: **Kathryn Bird, Senior Planner**

From: **Michael Snook, Building Official**

Re: **Project Name:** 53rd Ave Short Plat

Applicant: LDC, Inc., c/o Tom Abbott

Proposal: 4-lot short plat and associated improvements. Project to include 2 duplex lots and two single-family lots, each with an associated accessory dwelling unit.

Address: 7312 53rd Ave 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, and you are unsure if permit/s will be required for the removal of any existing structures. Please contact the Building Division at 360-363-8100, to ask any specific questions. An asbestos report will 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 structures 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.



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Kathryn Bird, Associate Planner

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

DATE: September 5th, 2023

SUBJECT: 53rd Ave NE Short Plat, SP23-005

Public Works Operations has reviewed the 53rd Ave NE Short Plat submittal and has the following comments:

1. Water details not shown;
2. A blow off assembly will be needed at end of new water main;
3. Size of new water main is not called out.

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



Memorandum

To: Kathryn Bird
From: Billy Gilbert, Water Quality Lead
Subject: SP23-005 53rd Ave NE Short Plat
Date: September 5, 2023

In response to your request for review of the above project, please note the following items.

- **What is the plan with the well on the property? If it will not be decommissioned each water service will require a DCVA and must not be connected to the well.**
- Plumbing system is subject to applicable requirements of MMC Chapter 14.10 "Water Supply Cross-Connections" and WAC 246-290-490.
- A Double Check Detector Assembly (DCDA) is required for any non-flow through fire line that is connected to the city's water system.
- A Reduced Pressure Backflow Assembly (RPBA) is required immediately downstream of any irrigation meter and in an above ground hotbox if a chemical/fertilizer injection system is installed. If the irrigation system is not chemically injected, a DCVA is sufficient for this application. The DCVA may be installed in an in-ground meter type box or vault. In accordance with Design Standards 2-15-001
- On-site inspections are to be performed by the City of Marysville Cross Connection Control Specialist at rough-in and final. 48 hours' notice is required, prior to inspection.
- Testing of all backflow prevention assemblies, by a Washington State Certified Backflow Assembly Tester, is required prior to occupancy use per MMC 14.10.120. Test report shall be forwarded to the City of Marysville Water Quality Office, prior to occupancy.

Any questions regarding these comments, and scheduling for onsite inspections should be directed to Krista Gessner 360-363-8141 crossconnection@marysvillewa.gov



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Kathryn Bird, Associate Planner

FROM: Brad Zahnow, Development Services Technician

DATE: August 24, 2023

SUBJECT: SP23-005 53rd Ave NE Short Plat
7312 53rd Ave NE
APN: 00593300000300

Utility Capital Improvement Fees

Capital utility fees are assessed in accordance with the attached rate sheet. The “City” rates will be applicable to this project.

Recovery (Latecomer) Fees

No recovery fees are applicable to this project.

Utility Main Fees

Main fees for an existing water main within 53rd Ave NE will be assessed at \$2.25/ft. of frontage.

ULID/LID Fees

No ULID or LID fees are applicable to this project.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



UTILITY CAPITAL IMPROVEMENT CHARGES - 2023

MMC Section 14.07.010 - Marysville Ord. Nos. 2607 & 2670 - Effective 1-1-2006
 Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270
 (360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Monday - Friday 7:30 AM - 4:00 PM

RESIDENTIAL UNITS

Type of Connection		Water		Sewer	
		City	Outside City	City	Outside City
Residential DU*	Eff 1/1/06	\$4,750/du	\$5,490/du	\$4,490/du	\$4,890/du
Inspection		Plumb permit varies	Plumb permit	\$100	\$100
Admin/Filing Fee		\$20	\$20	\$20	\$20

*Dwelling unit includes single-family, multi-unit housing, apts, condos, manufactured homes and mobile homes.
 Main fees or latecomer fees may apply, depending on location.

Type of Connection		Water		Sewer	
		City	Outside City	City	Outside City
Hotel/Motel	Eff 1/1/06	\$1,816/rm	\$2,099/rm	\$1,717/rm	\$1,870/rm
RV Park Pads	Eff 1/1/06	\$2,375/pad	\$2,745/pad	\$2,245/pad	\$2,445/pad

COMMERCIAL / INDUSTRIAL

WATER

Gallons per Minute	City	Outside City
0 – 2000 gpm	\$1.64 / square foot (bldg)	\$1.99 / square foot (bldg)
2001 – 4000 gpm	\$2.40 / sf	\$2.87 / sf
4001+ gpm	\$3.16 / sf	\$3.80 / sf
Warehouse/Storage (Ord No. 3026, Eff 7/15/16)	\$0.48 / sf	\$0.65 / sf
Warehouse/Storage with fire sprinklers	\$0.36 / sf	\$0.49 / sf

SEWER

Type of Use	City	Outside City
Retail Sales/Manufacturing/ Churches/Schools/Day Care	\$1.03 / square foot (bldg)	\$1.24 / square foot (bldg)
Offices/Medical/Dental/Nursing Homes and all other uses not listed	\$1.67 / sf	\$2.00 / sf
Warehouses/Storage	\$0.49 / sf	\$0.65 / sf
Restaurants/Taverns/Esspresso	\$2.38 / sf	\$2.86 / sf
Schools without kitchens	\$0.77 / sf	\$0.93 / sf

SURFACE WATER / STORM DRAINAGE

Surface water capital fee – Eff 1/1/11	Residential - \$95/du	Commercial - \$95/3200sf of imp surface
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METER SERVICES

Meter Size	Tapping Fee	Meter Drop Fee
5/8" x 3/4"	\$1,050	\$500
3/4" x 3/4"	\$1,075	\$525
1"	\$1,200	\$560
1.5"	\$1,600	\$750
2"	\$1,900 min	\$850
3", 4", 6", 8"	Time and Material - \$3,500 min + \$1K/inch	Included in tapping fee

Fire sprinkler systems may require a larger meter for adequate fire flow – consult your designer.

All non-residential water services, including fire sprinkler systems and irrigation systems, require a backflow prevention assembly to be installed immediately downstream of the water meter. Contact the city's cross connection control specialist at (360) 363-8100 to determine the type of assembly required.