



MARYSVILLE
PUBLIC WORKS

FINDINGS/DECISION
(City Staff Use Only)

Reviewing Staff Member:	
\$250 Application Fee Submitted:	<input type="checkbox"/> Yes <input type="checkbox"/> Deferred
Decision:	<input type="checkbox"/> Approve <input type="checkbox"/> Approve with Conditions <input type="checkbox"/> Disapprove

Findings/Decision/Conditions:

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

Signature/Date



April 12, 2022

Ken McIntyre
City of Marysville
80 Columbia Avenue
Marysville, WA 98270

**Re: Colvin PRD – Right-of-Way Width Variance Request
CORE Project No. 21387**

Dear Ken McIntyre:

This letter is to address the justification for the applicants request to provide a 45 foot wide right-of-way in lieu of EDDS Standard Plan 3-218-001 which requires a 50 foot wide right-of-way. In general, the proposed 45 foot wide right-of-way will provide the same basic function as a 50 foot wide right-of-way

The applicant is proposing the 45 foot wide right-of-way be constructed with five foot wide sidewalks on both sides of the street, a single 5 foot wide landscape strip on the west side of the street, 28 feet travel way, and vertical curb on both sides. Please see sheet C4.31 submitted with the Preliminary PRD Plan Set for a cross section of the proposed improvements within the right-of-way.

1. Special conditions and circumstances exist which are peculiar to the land such as size, shape, topography or location, not applicable to other lands in the same neighborhood, and that literal interpretation of the provisions of the access standards would deprive the property owner of rights commonly enjoyed by other properties similarly situated in the same neighborhood;

The Colvin property is generally a narrow site and is providing a regional sewer lift station along its eastern boundary which further constrains its width. These constraints are further impacted by the considerable topographic relief from the highpoints along the western boundary and low points along the eastern boundary. A reduced right-of-way width allows the future residents of the Colvin PRD to have relatively flat lots and more useable yards.

2. Special conditions and circumstances do not result from the actions of the applicant, and are not self-imposed hardships;

The above special conditions are not self-imposed by the applicant. The topography of the site is existing. The regional sewer lift station is necessary for the subdivision of this property and the future development

of many of the surrounding properties. Except for the proposed Boundary Line Adjustment to create the future regional lift station area the parcels lines for the site were not adjusted by the applicant.

3. Granting of the variance requested will not confer a special privilege to the subject property that is denied other lands in the same neighborhood;

The applicant is not aware of any special privileges that a 45 foot wide right-of-way would provide to the property which would be denied on other lands in the same neighborhood.

4. Granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood in which the subject property is situated;

It is not anticipated that granting this variance will be materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood. The 45 foot right-of-way is being proposed within the site boundaries. The right-of-way is a local road with anticipated speed limits of 25 miles per hour. There will be vertical curb provided at edge of travel way.

5. Granting of the variance requested will be in harmony with the general purpose and intent of the access management plan and engineering standards;

The proposed right-of-way will have two five foot wide sidewalks and a 28 foot wide travel way which meet the dimensional requirements of EDDS Standard Plan 3-218-001. Therefore it is anticipated the request is in harmony with the access management plans and engineering standards.

6. The purpose of the variance is not merely to permit the subject property to be utilized more profitably by the owner or to economize on the cost of improving the property;

The proposed right-of-way width will be beneficial to future residents by allowing them to have relatively flat lots and more useable yards. It will also provide more open space between the eastern lots and Densmore Road. Additionally, the existing topography constrains the ability to provide vehicle access to the storm water vault. Reducing the right-of-way width allows access to the vault to be provided from Densmore road and travel behind lots 15-18.

7. Granting of the variance will not be detrimental to the existing safety or capacity of the corridor.

Granting of the variance request is not anticipated to be detrimental to the existing safety or capacity of the corridor since the standard 28 foot travel way is being proposed along with vertical curb on both sides.

Sincerely,

CORE DESIGN, INC.