




MARYSVILLE
PUBLIC WORKS

ENGINEERING VARIANCE REQUEST

One variance request form shall be submitted for each section of the Marysville Municipal Code (MMC) or Engineering Design and Development Standards (EDDS) for which variances are being sought. Each variance shall be considered on a case-by-case basis, and shall not be construed as setting precedent for any subsequent applications.

PROJECT INFORMATION:	
Project Name:	SAIA Marysville
Project Number:	PA22025
Request Submittal Date:	7/14/2022

CONTACT INFORMATION:		
Engineer/Surveyor Name:	Chris Rapp, PE	Professional Stamp 
Firm Name:	Kimley-Horn	
Mailing Address:	1000 2nd Avenue Suite 3900	
E-Mail Address:	chris.rapp@kimley-horn.com	
Phone Number:	(206) 705-8488	

VARIANCE REQUEST INFORMATION:	
MMC/EDDS Section:	EDDS 3-302
\$250 Application Fee Submitted:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Deferred

Variance Justification (attach additional pages if needed):

The project site has frontage on two roadways: Stave Avenue and 128th Street NE. Per the requirements provided in Chapter 3, Section 302, Bullet 6 of the Engineering Design and Development Standards (EDDS), access to this site should occur from 128th Street NE, being the lower traffic roadway compared to State Avenue. However, the project requests a variance from this design criteria to allow proposed access to the site from State Avenue.

The project requests this variance based on the following information provided by the City of Marysville Public Works in a memo accompanying Pre-Application Meeting Notes:

- 128th Street NE is a residential roadway with single family residences and is not conducive to truck traffic
- 128th Street NE serves a residential community that has a history of traffic safety concerns
- A BNSF Railway mainline parallels the west side of State Ave, and no existing or future access points will be located opposite the site that might conflict with the driveways proposed for this development

In this memo, the Public Works Department expressed support for proposed site access from State Ave only. In addition, Stave Ave is listed as a truck route on the City of Marysville Truck Routes and Truck Parking map (January 2021), while 128th Street NE is not. Proposed site access from Stave Ave would limit truck traffic to the designated truck route and avoid introducing it to the residential roadway.

Please see attached additional pages explaining how the project will comply with the variance decision criteria set forth in 22G.010.420.

[See MMC 22G.010.420 for variance decision criteria]

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

The following is an explanation of how the project demonstrates the variance decision criteria provided in MMC 22G.010.420:

(a) The strict enforcement of the provisions of this title creates an unnecessary hardship to the property owner;

Enforcement of the requirement to provide site access from 128th Street NE would introduce truck traffic to the current primarily residential use of this roadway. This would introduce an unsafe combination of truck and residential traffic and create hardship not only for the owner of the proposed development, but for the existing single family residential properties on the south side of the project frontage and the neighborhood immediately east that is accessed by this roadway.

(b) The variance is necessary because of the unique size, shape, topography, or location of the subject property;

The property is located at the northeast corner of the intersection of State Ave, a designated truck route, and 128th Street NE, a residential collector. The variance is necessary because in this unique location the standards provided in EDDS 3-302 would require truck access to the site from the residential collector. Approval of this variance increases efficiency of proposed site access from the designated truck route as well as avoids traffic safety concerns by mixing truck and residential traffic.

(c) The subject property is deprived, by provisions of this title, of rights and privileges enjoyed by other properties in the vicinity and under an identical zone;

Many other sites within the Light Industrial zone fronting State Ave in the vicinity of this proposed development either do not have a secondary roadway frontage for consideration in site access, or have a secondary roadway frontage that does not appear to have primarily residential use that would adversely impacted by the addition of truck traffic. In addition, these other sites within the Light Industrial zone fronting State Ave benefit from direct access to the designated truck route, a benefit that that this proposed development would be deprived of were proposed access restricted to 128th Street NE.

(d) The need for the variance is not the result of deliberate actions of the applicant or property owner;

The project is proposing a site use allowed within the Light Industrial zoning and is requesting the variance with the safety of the community in mind by not introducing truck traffic to a residential roadway.

(e) The variance does not create health and safety hazards;

Complying with the standards provided in EDDS 3-302 and requiring site access from 128th Street NE only would introduce truck traffic to a residential roadway. The project believes that approval of this variance request to allow site access from State Ave and limiting proposed truck traffic to a designated truck route is a safer scenario than would otherwise be introduced by proposed development.

(f) The variance does not allow establishment of a use that is not otherwise permitted in the zone in which the proposal is located;

Both roadways fronting the site are within the Light Industrial current zoning and comprehensive plan. Requesting that access to the site be allowed from State Ave proposes a use permitted in the Light Industrial zone as well as limits truck traffic to and from the site to a designated truck route.

(g) The variance does not allow the creation of lots or densities that exceed the base residential density for the zone;

The requested variance does not propose to create any new lots or densities.

(h) The variance is the minimum necessary to grant relief to the applicant;

The project prefers access from State Ave over 128th Street NE from a site layout optimization standpoint and approving this variance request is in line with the preference presented by the Public Works Department from a public safety standpoint by avoiding introducing truck traffic to a residential roadway.

(i) The variance from setback or height requirements does not infringe upon or interfere with easements; and

The requested variance is not related to setback or height requirements. Requiring proposed site access from 128th Street NE would require crossing of an existing easement for storm sewer, sanitary sewer, and water line ingress and egress along the southern property line. Approving this requested variance would avoid this conflict with the existing easement and infrastructure herein by allowing access from State Ave where there are identified easements within the property along that frontage that proposed access would need to cross.



MARYSVILLE
PUBLIC WORKS

FINDINGS/DECISION
(City Staff Use Only)

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

Findings/Decision/Conditions:

The City is in agreement with the submitted justification.
Engineering variance is Approved.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

Signature/Date