

# LAND TECHNOLOGIES, INC.

PLANNING • PERMITTING • ENGINEERING



## **Vaness PRD—Phase 2 Offsite Sewer Extension**

Site Address: 16700 25<sup>th</sup> Ave NE, Marysville WA 98271

Parcel Numbers: 310529-002-005-00

Zoning: **R-12 Multi-Family Low**

Designation: **R-12 Multi-Family Low**

Shoreline: **NA**

Flood Plain Designation: **NA**

Area: **212,143 sf (4.89 acres) Gross Acres**

**S ½ of SW ¼ of NW ¼ Section 29, Township 31N, Range 05 East**

## **Narrative—Phase 2 Offsite Sewer Extension**

Vaness PRD has been approved in two phases due to sewer access to a viable sewer main. The eastern Phase was able to connect to the existing sewer main in 25<sup>th</sup> Ave NE. That main was too shallow to serve the entire plat and it was planned that sewer to Phase 2 would come from the highly anticipated Trunk Line extension now located on 156<sup>th</sup> St NE.

The Trunk Line extension has met with numerous issues from the property on 156<sup>th</sup>. There has been progress but no absolute assurances it will get built or when it might get started. At the earliest, the start of this sewer would be late summer 2023.

The preference would be to connect to the Trunk Line if it is extended to the south end of the “Sather Farm” property. This option of connecting to the existing sewer at the west end of the Housing Hope project provides some assurances that Vaness can be completed in a timely manner. Making this extension would also be helpful to the Crystal Village Mobile Home Park as they would have the opportunity to decommission their pump station.

Houses are being built on Phase 1 of Vaness, the market and absorption rate for home sales are slowing but homes will soon be built out in the first phase. Vaness Phase 2 needs to be sure that they have access to a sewer main, access they can absolutely count on—just in case.

The sewer main route is along the south end of Crystal Village to the south tip of “Sather Farm”. It is routed up what is a planned road on the Sather Farm PRD. If and when Sather Farm gets approved, the homes along this route will use this main.

Thank you

Merle Ash  
Land Technologies Inc.