

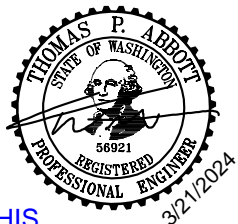


MARYSVILLE
PUBLIC WORKS

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.

<u>PROJECT INFORMATION:</u>	
Project Name:	Minor Property
Project Number:	PA24-003
Request Submittal Date:	3/22/2024

<u>CONTACT INFORMATION:</u>		
Engineer/Surveyor Name:	Tom Abbott, PE	<div style="text-align: right;">Professional Stamp</div> 
Firm Name:	Solid Ground Engineering	
Mailing Address:	8105 166th Ave NE Redmond, WA 98052	
E-Mail Address:	tabbott@solidgroundpnw.com	
Phone Number:	425-305-5104	

PLEASE NOTE THAT THIS APPLICATION IS OUTDATED, AND THE FEE WAS UPDATED TO \$714 IN THE FALL OF 2023.

<u>VARIANCE REQUEST INFORMATION:</u>	
MMC/EDDS Section:	EDDS 3-207
\$250 Application Fee Submitted:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Deferred

Variance Justification (attach additional pages if needed):

This variance is to address the justification for the applicants request to construct a temporary hammerhead turnaround utilizing Tract 995 in lieu of a temporary cul-de-sac at the southern stub of Road A. In general, the temporary hammerhead turnaround will provide the same basic function as a temporary cul-de-sac by providing vehicles an area to safely turn around.

The hammerhead is beneficial to future residents of the Minor PRD because the additional pavement required outside of right-of-way will only encroach Lot 26 and Tract 998. Should the temporary cul-de-sac be constructed, additional pavement would encroach lots 23-26, and with much greater significance on lot 26 than the temporary hammerhead. The hammerhead and cul-de-sac options both utilize sidewalk and paved planter space as part of the required turnaround footprint, plus at-grade curb and gutter or rolled curb, resulting in a non-standard road section. Since both options are temporary and will require removal/reconstruction of impacted driveways, sidewalks, planters, and curbs to standard upon the completion of the through road connection at the southern stub of Road A, the optimum choice is the hammerhead which would require far less removal/reconstruction. Please see the attached Exhibit 1 - "Proposed Temporary Hammerhead Exhibit" and Exhibit 2 - Temporary Culdesac Exhibit" for a visual representation/comparison for each option.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

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



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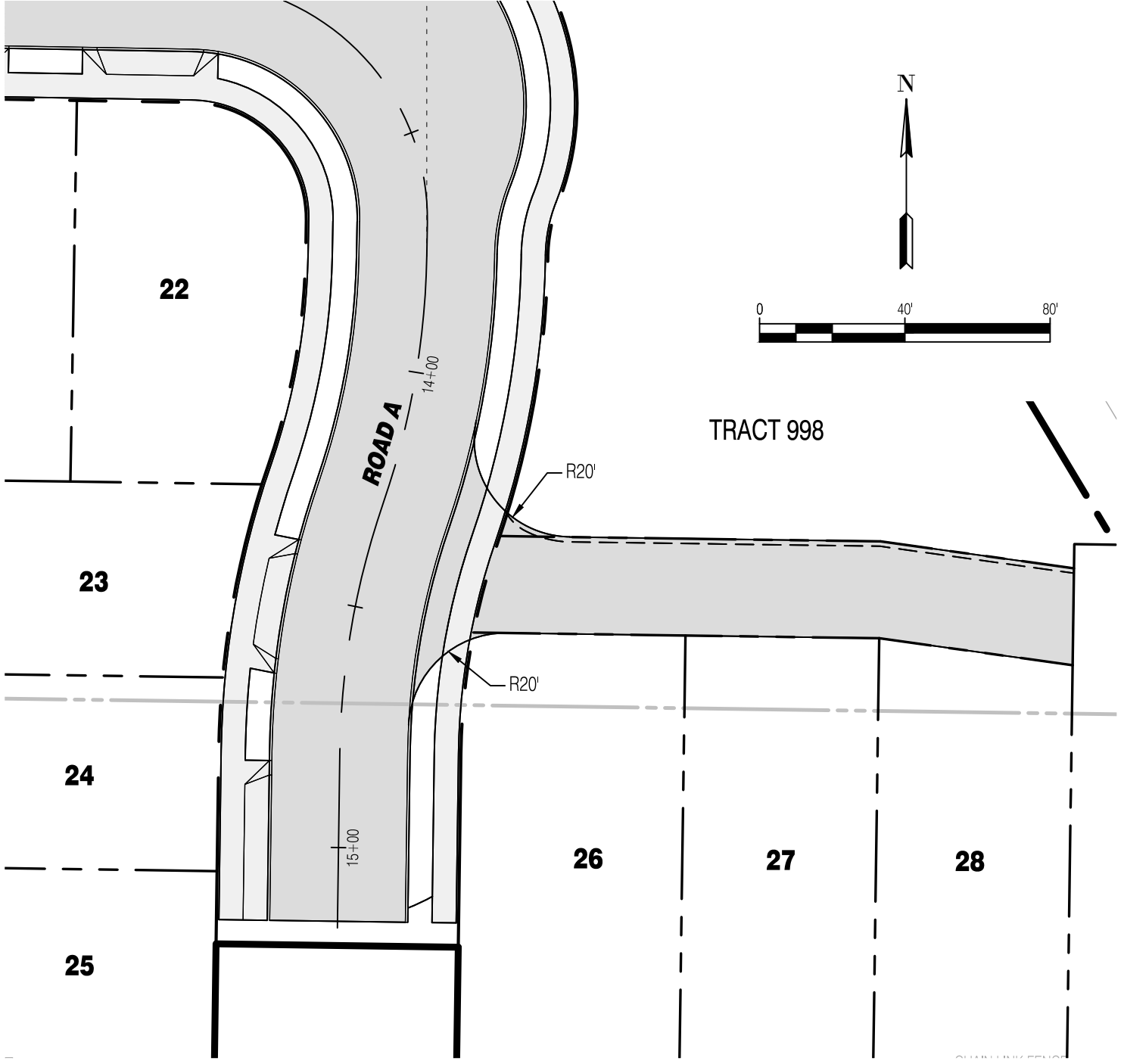
<u>FINDINGS/DECISION</u> (City Staff Use Only)	
Reviewing Staff Member:	Ken McIntyre, Asst. City Engineer
\$714 Application Fee Submitted:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Decision:	<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve with Conditions <input type="checkbox"/> Disapprove
<u>Findings/Decision/Conditions:</u> The City is in agreement with the provided justification, and the proposal is consistent with the decision criteria in MMC 22G.010.420 as follows: (a) Strict enforcement of the turnaround provision would encumber three of the proposed lots. While this is a typical and predictable condition, the applicant & engineer are proposing a functionally-equivalent solution which avoids the encumbrance. (b) The variance is not specifically required as a result of the size, shape, or topography of the site. However, the applicant proposes a functionally-equivalent solution which is to the benefit of three future property owners, by avoiding encumbrances and future construction on their lots. (c) Three future lots would be partially encumbered by the required turn-around, and future disturbance to the parcels would also be required to remove the turn-around if/when the proposed road is extended by future development. The proposed alternative removes the encumbrance to the future lots. (d) The request for the variance is a result of the proposed site layout. However, the engineer is proposing a functionally-equivalent alternative which avoids encumbrance on three future lots, which is a benefit to those future property owners. (e - i) The request does not create safety hazards, infringe on existing easement rights, or otherwise benefit the project in a manner inconsistent with the zoning code. It simply provides a functionally-equivalent alternative to the required standard. The required standard is also for a temporary facility that would ultimately be removed upon further development to the south anyway. With this in mind, the City finds the proposal to be a benefit to the City, in that it does not require the City to maintain a temporary turn-around easement. It is also a benefit to the future residents who's lots will not be encumbered.	

(360) 363-8100

Public Works
501 Delta Avenue
Marysville, WA 98270

Signature/Date

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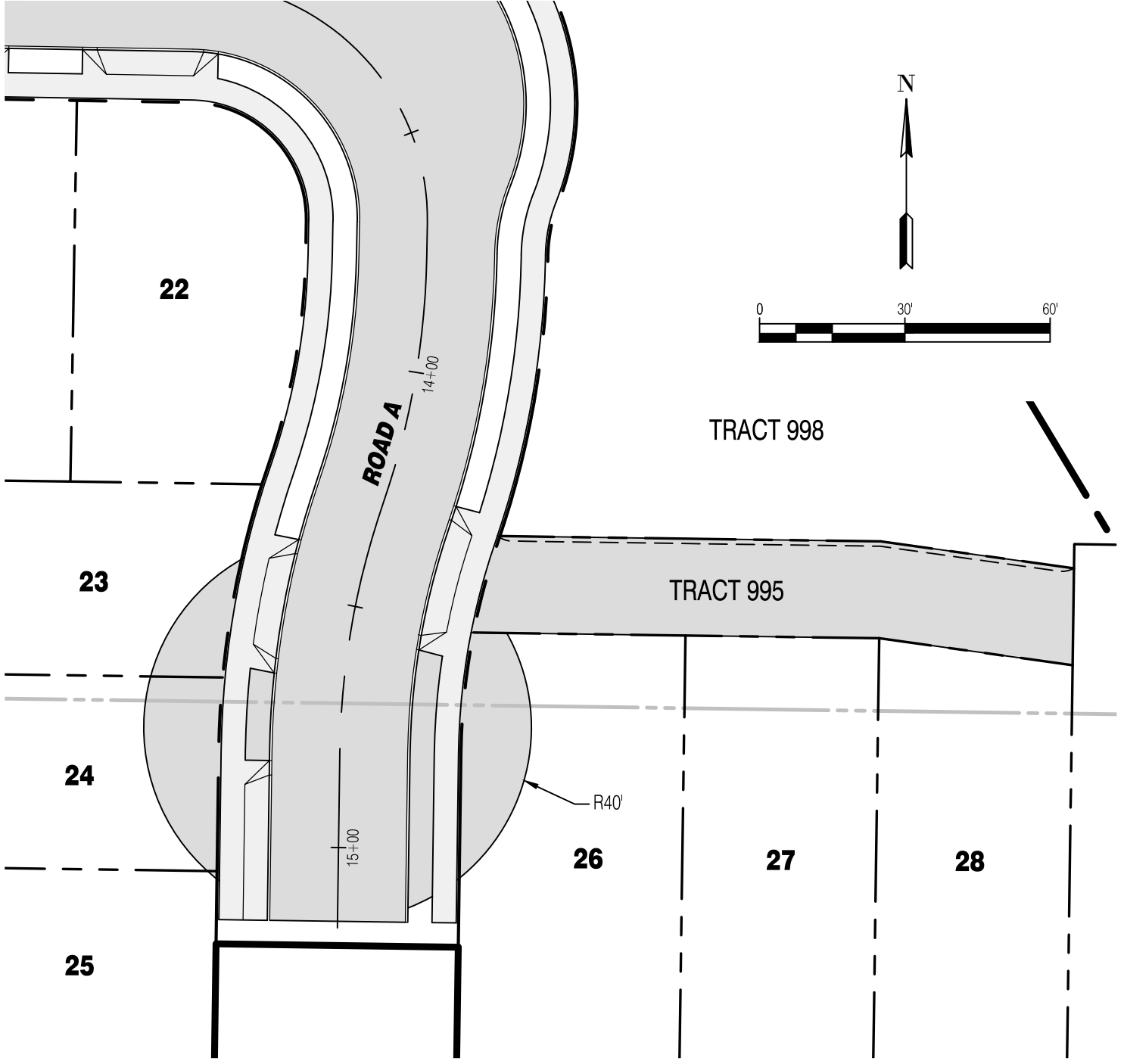


Solid Ground Engineering
 8105 166th Ave NE
 Redmond, WA 98052

SOUTH LAKE RIDGE, LLC.
MINOR PROPERTY
PROPOSED TEMPORARY
HAMMERHEAD EXHIBIT

JOB NUMBER:	23-0011	DATE:	03-21-2024
JURISDICTION:	MARYSVILLE	DRAWN BY:	JDG

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Solid Ground Engineering
 8105 166th Ave NE
 Redmond, WA 98052

SOUTH LAKE RIDGE, LLC.
MINOR PROPERTY

TEMPORARY CUL-DE-SAC EXHIBIT

JOB NUMBER:	23-0011	DATE:	03-21-2024
JURISDICTION:	MARYSVILLE	DRAWN BY:	JDG