



COMMUNITY DEVELOPMENT DEPARTMENT
501 Delta Avenue ♦ Marysville, WA 98270 ♦ (360) 363-8000

July 13, 2023

Brian Kaleb, P.E.
PO Box 1478
Everett, WA 98206

Re: Quinn Ave Short Plat (SP23002)

Dear Mr. Kaleb,

Thank you for your preliminary short subdivision submittal. After technical review of the proposed short subdivision, the Planning Division offers the following comments:

1. Please include file number SP23-002 on all future maps.
2. Amend the preliminary short plat map, as follows:
 - a. Change 'PERCEL NUMBERS' to 'PARCEL NUMBERS';
 - b. Remove the parking stall numbers and solid black lines;
 - c. Remove the building setback lines;
 - d. Provide the following note:

The existing structures are considered legal nonconforming structures and uses and are subject to the provisions outlined in MMC Chapter 22C.100 *Nonconforming Situations*.

3. The existing shed located on the south-east portion of Lot 1 does not comply with the required minimum 5 foot side and rear yard setbacks and may be considered a legal nonconforming structure. Pursuant to MMC 22G.090.550, when divisions or redivisions of land are submitted proposing the creation of new lots with existing structures, the existing structures shall comply with all zoning code requirements including, but not limited to, such things as setback requirements, parking requirements and height standards; provided, however, if the structures are legal nonconforming buildings, nothing shall prohibit the division of such land, so long as the division does not increase or intensify the nonconforming nature of the structure.

The applicant shall be required to demonstrate the shed was legally constructed, or reconstructed to comply with the required 5 foot setback, prior to recording the short plat.

I have enclosed other agency/department comments regarding this proposal. Any additional comments received will be forwarded to you. Please do not hesitate to contact me at 360.363.8220 or mbeck@marysvillewa.gov if you have any questions.

Sincerely,

Michael Beck

Michael Beck

Planning Technician

ECC: Chris Holland, Planning Manager



PUBLIC WORKS DEPARTMENT
80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX

MEMORANDUM

To: Michael Beck, Planning Technician

From: Shane Whitney, Civil Plan Reviewer

RE: Quinn St SP, File# SP23-002
2 Lot Short Plat
940 Quinn Street & Parcel # 00465200100800

Date: 7/10/2023

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

1. **Existing utilities:**
 - a. Sanitary sewer: The sewer record drawing in the alley is shown on S548.
 - b. Water: The main within Quinn is shown on record drawing W276.
 - c. Storm: The storm on 10th is shown on record drawing SD21.
2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project. It does not appear that any extensions are necessary.
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. At this time it looks like the roadway is expanded to the City standard. The sidewalks fronting the parcel should be removed and replaced with a 5 foot wide sidewalk.
4. **Dedication Requirements:**
 - a. Additional dedication does not seem to be necessary.
5. **Access:**
 - a. With no intended changes, the existing accesses can remain.
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. As the project does not intend to create additional impervious surfaces on the lots, no drainage report is necessary.

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. 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.
9. Currently the lot has only 1 water meter. The project will need to install an additional water meter.
10. The 2 existing structures may be sharing the same side sewer hookup. At a minimum an easement will need to be placed, and possibly a new tap into the sewer in the alley.
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 Shane Whitney, Civil Plan Reviewer. The first *civil construction* plan submittal is to consist of a completed LDA 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 weeks
- 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 swhitney@marysvillewa.gov or at (360) 363-8227.

cc: Ken McIntyre, PE, Development Services Manager



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Michael Beck, Planning Technician

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

DATE: July 7th, 2023

SUBJECT: Quinn Avenue Short Plat, SP23-002

Public Works Operations has reviewed the Quin Avenue Short Plat submittal and has the following comments:

1. No comment.

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

Michael Beck

From: Ryan Carney
Sent: Friday, July 7, 2023 11:13 AM
To: Michael Beck
Cc: Matthew Eyer; Brooke Ensor
Subject: SP23-002 Quinn Ave SP

Hi Michael,
There are no surface water comments for SP23-002 Quinn Ave SP.

Ryan Carney, Surface Water Inspector
City of Marysville Public Works
D: 360.363.8140
C: 425.231.8103



Michael Beck

From: Don McGhee <dmcghee@mfdrrfa.org>
Sent: Tuesday, June 27, 2023 1:44 PM
To: Michael Beck
Subject: [External!] RE: Quinn Ave Short Plat (SP23-002)

External Email Warning! Use caution before clicking links or opening attachments.

No comments

Don McGhee
Assistant Fire Marshal



360-363-8522
dmcghee@mfdrrfa.org

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-----Original Appointment-----

From: Michael Beck <mbeck@marysvillewa.gov>

Sent: Thursday, June 22, 2023 9:47 AM

To: Michael Beck; Mike Snook; Jordan Sanchez; Ken McIntyre; Brad Zahnow; Kacey Simon; Shane Whitney; Adam Benton; Kim Bryant; Ryan Keefe; Tim King; Brooke Ensor; Matthew Eyer; Tom Maloney; Don McGhee; Brian Merkley; Chris Holland

Subject: Quinn Ave Short Plat (SP23-002)

When: Friday, July 7, 2023 12:00 AM to Saturday, July 8, 2023 12:00 AM (UTC-08:00) Pacific Time (US & Canada).

Where:



THIS IS NOT A MEETING INVITE – THIS IS A REQUEST FOR REVIEW (RFR) WITH COMMENTS REQUESTED BY 07.07.2023

File Number:	SP23-002
Project Title:	Quinn Avenue SP
Project Description:	Short Plat to subdivide 0.22 acres into two (2) lots with existing structures
Applicant:	Rhonda Griffin (Applicant) c/o Brian Kalab - IECO (Contact)
Project Location:	940 Quinn Avenue
APNs:	00465200100800
Application Materials:	http://docs.marysvillewa.gov/htcomnet/public/?folder=73ccebfd

Please return comments via e-mail to mbeck@marysvillewa.gov on or before July 7th, 2023

If you have any questions regarding the application, please let me know.

Thank you,

Michael Beck

Michael Beck

From: Mike Snook
Sent: Thursday, June 29, 2023 12:07 PM
To: Michael Beck
Cc: Jordan Sanchez
Subject: Quinn Ave Short Plat (SP23-002)

Hi Michael,

As discussed, I have no comments on this short plat.

Thank you,

Michael Snook, CBO
Building Official
CITY OF MARYSVILLE – Community Development Department
501 Delta Avenue, Marysville WA 98270
360.363.8210
msnook@marysvillewa.gov

