



**CITY OF GRANITE FALLS**  
**NOTICE OF LAND USE APPLICATION**  
*for Short Plat*

**PROJECT NAME/ FILE NUMBER:** Fire District #17 Short Plat / SP2021-001

**APPLICANT:** Snohomish County Fire District #17

**PROJECT LOCATION:** 20217 Gun Club Road, Granite Falls, WA  
APN #300718-002-069-00

**DATE OF APPLICATION:** May 21, 2021

**NOTICE OF APPLICATION ISSUED:** June 2, 2021

**END OF COMMENT PERIOD:** **June 16, 2021**

**PROPOSED PROJECT DESCRIPTION:** The applicant has submitted for a two (2) lot short plat on 5.10 acres which is zoned Public Institution (P/I). The short plat is being reviewed for land division only. No improvements are proposed as part of the two (2) lot short. All improvements will be complete at the time of development of each lot. Short Plat applications are processed as a Type II permit.

**PERMITS REQUIRED:** Short Plat Administrative Approval and Final Short Plat Approval.

**SEPA REVIEW:** Short Plat is exempt from SEPA Review per GFMC 19.07.010(H)(3).

**REVIEW PROCESS:** Short Plat is a Type II decision requiring public notice and an administrative decision.

**PUBLIC REVIEW AND COMMENT:** Interested parties may submit written comments within 14 days of this Notice by sending them to City Hall, Attn: Darla Reese, City Clerk, PO Box 1440, Granite Falls, WA 98252 or by email at [darla.reese@ci.granite-falls.wa.us](mailto:darla.reese@ci.granite-falls.wa.us). The deadline for public comments is **4:00pm, June 16, 2021**.

The project file, including a short plat map is available for review at City Hall. Monday - Friday 9 am - 4 pm. For additional information please contact Darla Reese, City Clerk at (360) 691-6441.

***It is the City's goal to comply with the American with Disabilities Act. The City offers its assistance to anyone with special needs, including the provision of TDD services.***

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Distribution: Applicant  
Posted at City Hall, Library, Post Office, and Subject Property and Website  
Mailed to property Owners within 300 feet of project site  
Published in Everett Herald  
Agencies / Parties of Record

SE 1/4, NW 1/4, SECTION 18, TOWNSHIP 30 N., RANGE 7 E., W.M.

**LEGAL DESCRIPTION**

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 30 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 88°25'16" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 652.32 FEET; THENCE SOUTH 01°34'44" WEST A DISTANCE OF 444.27 FEET; THENCE SOUTH 88°25'02" EAST A DISTANCE OF 114.09 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°22'50" A DISTANCE OF 251.16 FEET; THENCE NORTH 53°12'28" EAST A DISTANCE OF 385.84 FEET TO THE EAST LINE OF SAID SUBDIVISION; THENCE NORTH 02°55'58" EAST ALONG SAID EAST LINE A DISTANCE OF 123.80 FEET TO THE POINT OF BEGINNING.

(ALSO KNOWN AS PARCEL B OF CITY OF GRANITE FALLS BOUNDARY LINE ADJUSTMENT BLA 2019-003 RECORDED UNDER AUDITOR'S FILE NO. 201903070220, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.)

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**BENCHMARKS:**

**TBM #1:** CHISELED "X" ON SOUTH SIDE OF MONITORING WELL FOUNDATION  
ELEV = 430.58'

**TBM #2:** CHISELED "X" ON SOUTH SIDE OF MONITORING WELL FOUNDATION  
ELEV = 434.88'

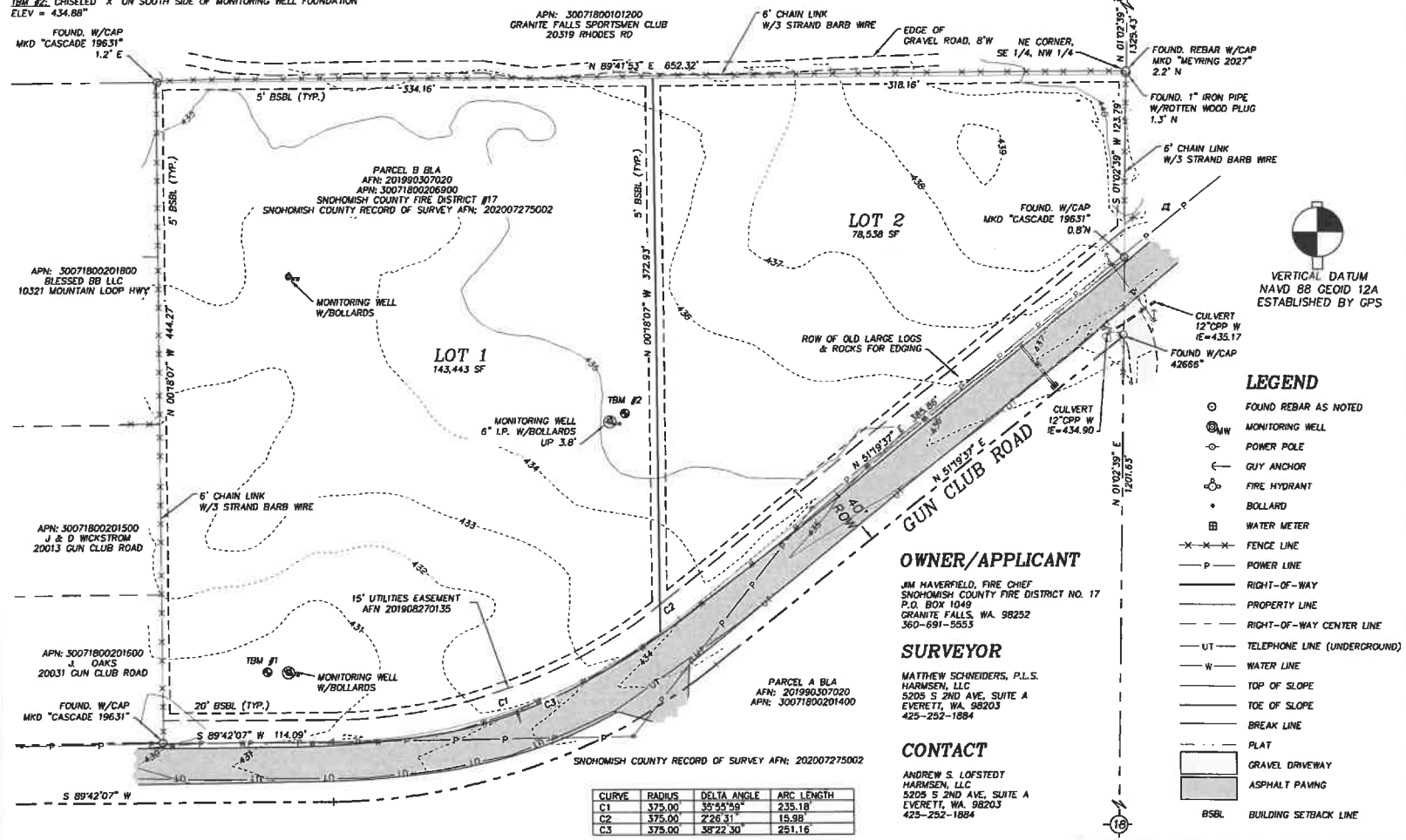
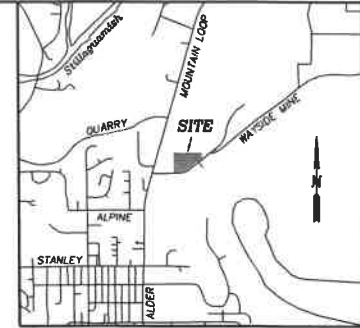
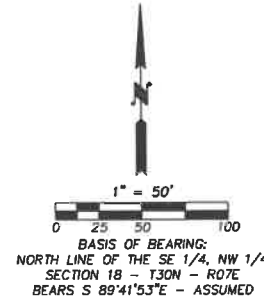
FOUND. W/CAP MKD "CASCADE 19631" 1.2' E

**SURVEY NOTES**

1. SURVEY PROCEDURES & EQUIPMENT:  
SECTION CONTROL: TOPCON GNSS GR-3 RECEIVERS  
ON SITE CONTROL AND STAKING: TOPCON GNSS GR-3 RECEIVERS AND/OR FIELD TRAVERSE & 10' TOTAL STATION.
2. THE GPS SURVEY PERFORMED FOR THIS SURVEY MEETS OR EXCEEDS THOSE STANDARDS CONTAINED IN WAC 332-130-100. THE FIELD TRAVERSES USED IN THIS SURVEY MEET OR EXCEED THOSE STANDARDS CONTAINED IN WAC 332-130-090. THE SET AND LOCATED BOUNDARY MONUMENT POSITIONS MEET OR EXCEED THOSE STANDARDS CONTAINED IN WAC 332-130-085.
3. VERTICAL CONTROL: DATUM IS NAVD83, PER GPS OBSERVATION.

**SITE DATA**

SITE ADDRESS: UNDEVELOPED (VACANT) LAND  
300718-002-089-00  
TAX ACCOUNT NUMBER: PUBLIC/INSTITUTIONAL (P/I)  
EXISTING ZONING: PUBLIC/INSTITUTIONAL (P/I)  
PROPOSED LAND USE: PROTECTIVE FUNCTIONS & RELATED ACTIVITIES  
GROSS SITE AREA: 221,981 SF (5.10 ACRES)  
GROSS DENSITY: 2 LOTS/5.10 ACRES = 0.39 LOTS/ACRE  
WATER SOURCE/PURVEYOR: PUBLIC/CITY OF GRANITE FALLS  
SEWAGE DISPOSAL/PURVEYOR: PUBLIC/CITY OF GRANITE FALLS  
FIRE DISTRICT: SNOHOMISH COUNTY FIRE DISTRICT NO. 17  
SCHOOL DISTRICT: GRANITE FALLS SCHOOL DISTRICT NO. 332  
COUNTY PARK SERVICE AREA: ROBE CANYON NO. 303



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	375.00	38°59'58"	235.18
C2	375.00	7°26'31"	15.88
C3	375.00	38°22'30"	251.16

- LEGEND**
- FOUND REBAR AS NOTED
  - ⊙ MW MONITORING WELL
  - POWER POLE
  - ⊙ GUY ANCHOR
  - ⊙ FIRE HYDRANT
  - BOLLARD
  - ⊙ WATER METER
  - X-X-X- FENCE LINE
  - P- POWER LINE
  - - - RIGHT-OF-WAY
  - - - PROPERTY LINE
  - - - RIGHT-OF-WAY CENTER LINE
  - UT- TELEPHONE LINE (UNDERGROUND)
  - W- WATER LINE
  - - - TOP OF SLOPE
  - - - TOE OF SLOPE
  - - - BREAK LINE
  - - - PLAT
  - ▭ GRAVEL DRIVEWAY
  - ▭ ASPHALT PAVING
  - - - BSBL BUILDING SETBACK LINE

**OWNER/APPLICANT**

JM MAVERFIELD, FIRE CHIEF  
SNOHOMISH COUNTY FIRE DISTRICT NO. 17  
P.O. BOX 1049  
GRANITE FALLS, WA 98252  
360-691-5553

**SURVEYOR**

MATTHEW SCHNEIDERS, P.L.S.  
HARMSEN, LLC  
5205 S 2ND AVE, SUITE A  
EVERETT, WA 98203  
425-252-1884

**CONTACT**

ANDREW S. LOFSTEDT  
HARMSEN, LLC  
5205 S 2ND AVE, SUITE A  
EVERETT, WA 98203  
425-252-1884

**REVISIONS**

**HARMSEN ENGINEERS SURVEYORS PLANNERS**  
HARMSEN, LLC 125 E. MAIN ST. STE. 104  
www.harmсенllc.com P.O. BOX 516  
(360) 794-7811 MONROE, WA 98272



**SNOHOMISH COUNTY FIRE DISTRICT NO. 17 PRELIMINARY SHORT PLAT**  
FILE NO. SP2021-  
A PORTION OF THE SE 1/4, NW 1/4, SECTION 18, TOWNSHIP 30 N., RANGE 7 E., W.M.  
CITY OF GRANITE FALLS  
SNOHOMISH COUNTY, WASHINGTON

DATE: 05/19/2021  
JOB NO. 21-133  
SHEET NO. 1 OF 1