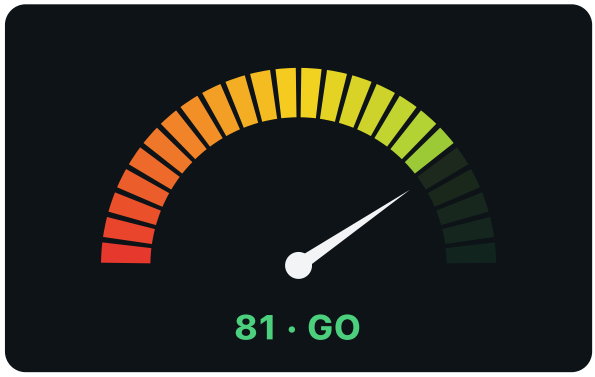
FEASABILITY

Address withheld, Everett, WA

Parcel withheld · City of Everett, Snohomish County · Prepared Nov 2026 · sample report



GO

Completing the already permitted 748 square foot backyard home is the right path: the city has already reviewed and issued a building permit, a site work permit, and a water and sewer utility permit for it, and nothing in the zoning, critical area, or civic record found in this study unsettles that approval. What decides it now is keeping those permits active with a timely inspection and closing a small number of confirmation gaps, such as the unit's exact distance to each lot line, that only the non public site plan can finally settle.

WHAT HOLDS IT BACK MOST

- Recorded covenants or plat notes on the late-1950s plat that could bar a second dwelling — +5 if it clears
  COULD END IT
  Likely fine
- Legal lot of record COULD END IT — +2 if it clears
  Remote
- Site work and stormwater scope under the site work permit, declared at $350,000 and not in the budget — +5 if it clears
  Toss-up

WHAT MOVES THE METER	IF A DOCUMENT SETTLES IT	IF YOU CHECK ITS STEP
Recorded covenants or plat notes on the late-1950s plat that could bar a second dwelling **COULD END IT** Likely fine If it goes wrong: ends the plan Settle it: Order a title report.	+5	**No score change**
Legal lot of record **COULD END IT** Remote If it goes wrong: ends the plan	+2	**No score change**
Site work and stormwater scope under the site work permit, declared at $350,000 and not in the budget Toss-up If it goes wrong: a large unbudgeted site and drainage cost Settle it: Request the approved site plan and building plans from the city's permit file.	+5	**No score change**
Fire hose-pull distance to a rear unit on a lot about 170 feet deep Toss-up If it goes wrong: an unbudgeted sprinkler system or access condition Settle it: Ask the fire marshal's office whether the backyard home's distance from the street meets the fire department's access or hose-pull limit.	+3	**No score change**
Side sewer alteration: shared 4 inch lateral where a shared line must be 6 inches Toss-up If it goes wrong: a new or upsized side sewer not priced Settle it: Ask the city's permit office what scope of work the side sewer alteration under permit [utility permit withheld] covers.	+3	**No score change**
Not checked: electric service and separate metering for the backyard home Toss-up If it goes wrong: an unpriced service run, meter or panel upgrade	+3	**No score change**
Permits lapse if no inspection by May 5, 2027 Likely fine If it goes wrong: reapplication with new fees and months of delay Settle it: Schedule the first required inspection before the permits lapse.	+1	**No score change**
Recorded easements through the backyard building area Likely fine If it goes wrong: a shifted or reshaped footprint Settle it: Order a title report.	+1	**No score change**

WHAT MOVES THE METER	IF A DOCUMENT SETTLES IT	IF YOU CHECK ITS STEP
City seismic and liquefaction layers not queried Likely fine If it goes wrong: a geotechnical report and foundation changes Settle it: Ask the city's planning office whether its seismic hazard and liquefaction susceptibility layers flag this parcel.	+1	**No score change**
Main house's 1960 permit history not found Likely fine If it goes wrong: after-the-fact permit paperwork Settle it: Ask the city's building division for the 1960 house's original permit record.	+1	**No score change**
Possible change to the water and sewer connection fee schedule Likely fine If it goes wrong: a small fee correction Settle it: Ask the city's permit office whether the water and sewer connection and system development fee schedule changed effective September 2026.	+1	**No score change**
As-built setbacks and lot coverage not independently confirmed Remote If it goes wrong: a small siting correction Settle it: Request the approved site plan and building plans from the city's permit file.	+0	**No score change**

It is a GO.

IN THIS REPORT

01 The parcel — 6 verified, 2 unknown
02 Zoning
03 Critical areas
04 Utilities
05 What fits
06 What stands in the way
07 What it takes
08 Already on file
09 Studies and reports it needs
10 The numbers
11 Fees the city publishes
12 The civic record — 4 verified
13 What would change this verdict
14 Open questions
15 Who to contact next — 8 verified
16 Sources
17 Costs



Figure 1. The parcel as photographed in the Snohomish County 2024 orthophoto. It does not show the backyard home itself, since that imagery predates the permits this study reviewed.



Figure 2. Every wetland, flood, landslide, erosion, and stream layer this study checked, drawn over the same 2024 orthophoto, with none reaching this parcel. It does not show the one advisory geology layer that touches the lot, since that layer is background soil context, not a hazard.



Figure 3. The water and sewer mains the city maps near the frontage, drawn over the same 2024 orthophoto. It does not show the new three quarter inch water service or the side sewer alteration approved under permit [utility permit withheld], since neither is yet reflected in the city's utility map.

The parcel

FINDING	STATUS	SOURCE
Parcel number and county	[parcel withheld], Snohomish County, inside the City of Everett	VERIFIED
Lot size	about 13,000 square feet by the county assessor's record, 0.29 acres; about 13,000 square feet by the GIS parcel outline, a 0.4 percent difference within normal mapping tolerance	VERIFIED
Legal description	the recorded plat, lot withheld, recorded in the late 1950s	VERIFIED
The existing house	Built 1960, one story, about 1,400 square feet, wood frame construction with lap siding, assessed in good condition. The county assessor's own record lists three bedrooms and one full bathroom; a third-party aggregator site this study also checked lists five, and the assessor's own figure is preferred here	VERIFIED for size, year, and condition; INFERRED for bedroom count

FINDING	STATUS	SOURCE
The house's own permit history	Not found in the records this study could reach; the city's open online permit table does not go back to 1960, and its older paper file is not searchable without a records request	UNKNOWN (open question 2)
The backyard home	A 748 square foot, single story detached accessory dwelling unit, called the accessory unit, approved October 14, 2026 and issued November 6, 2026 under building permit [building permit withheld], with a matching site work permit [site work permit withheld] and a water and side sewer utility permit [utility permit withheld] issued the same day	INFERRED, confirmed twice against the city's own open permit table, which carries no reviewer sign off beyond the data itself
Ownership	[owners withheld], who have held the parcel continuously since September 2003 and are the owners of record on the new permits; the last recorded transfer was a self to self conveyance, not an arm's length sale	VERIFIED
Recorded easements	None found crossing the parcel or the backyard where the new unit sits, in the county's general easement layer or its drainage easement layer	INFERRED, a title report is the only way to see every recorded easement
Covenants or plat restrictions	Not found in the records this study could reach; the county's recorded documents search now requires a registered account	UNKNOWN (open question 5)
Sewer and water	Connected to the City of Everett's public water and sewer system since 1980; no septic system is on file for this parcel	INFERRED from the utility and septic record GIS layers, not a records-office certification
Flood zone	Not in a mapped Special Flood Hazard Area	VERIFIED

Zoning

This parcel is zoned NR, Neighborhood Residential, under the City of Everett's current zoning code. The city's own zoning map layer returns this zone but carries no listed edit date, so this study cross checked it against the zoning table adopted by Ordinance 4102-25, effective July 8, 2025; the two agree, so NR is the current, confirmed zone (Everett Municipal Code 19.06.010, Table 6-1).

A single detached dwelling and an accessory dwelling unit behind it are both allowed outright in the NR zone. Everett's use table treats every kind of home, including an accessory unit, as one consolidated "dwelling unit" use (Everett Municipal Code 19.05.080, Table 5-1), and the NR zone carries no cap on the number of dwelling units

a lot may hold; Everett removed its density caps citywide in 2025 (Everett Municipal Code 19.06.100).

An accessory dwelling unit in the NR zone, attached or detached, is allowed up to two per lot and is capped at just under 1,000 square feet of interior living area (Everett Municipal Code 19.04.030; 19.06.110(C)). The approved backyard home is 748 square feet, comfortably under that cap, so it qualifies for every accessory unit allowance the code gives. Washington's own statewide floor for accessory dwellings, RCW 36.70A.681, sets the same two unit minimum, bars an owner occupancy requirement, and guarantees a roof no lower than 24 feet unless the main house's own limit is lower. That floor applies here in full, because the one state exception, for a lot carrying a mapped critical area or its buffer (RCW 36.70A.681(4)), is not triggered on this parcel, as the Critical areas section below confirms.

Height: a detached accessory unit in NR follows the same table as the main house, three floors or 35 feet (Everett Municipal Code 19.22.020, Table 22-1, as the city's own permit services guidance applies it to accessory units). The approved unit is a single story, so it sits well under that limit.

Setbacks: an accessory dwelling unit's setbacks are the same as a principal building's in the same zone (Everett Municipal Code 19.06.020(F)): 10 feet at the front, 5 feet at the rear where there is no alley, and 5 feet on each side (Table 6-2). This study could not independently confirm the exact distance from the built unit to each lot line, because the approved site plan is not a public document; the city's own plan reviewers already checked this before issuing the permit, so this is a confirmation gap rather than a known problem (see Open questions, row 16).

Lot coverage: the NR zone allows up to 50 percent of the lot covered by buildings, rising to 55 percent once a second dwelling unit is on the lot (Everett Municipal Code 19.06.010, Table 6-1, footnote 2). Even taking the house and the new unit together at their full floor areas, about 1,400 plus 748 equals 2,194 square feet against the about 13,000 square foot lot, which comes to about 17 percent, far under that limit.

Parking: no off street parking is required for a dwelling unit under 1,200 square feet anywhere in Everett (Everett Municipal Code 19.34.050(C)); the 748 square foot unit qualifies.

Owner occupancy: Everett repealed its owner occupancy requirement when it rewrote its accessory dwelling rules in 2025; none applies here (repeal of Everett Municipal Code 19.08.100 by Ordinance 4102-25; RCW 36.70A.681(1)(b)).

The existing house, built in 1960 under whatever setback and coverage rules applied at the time, has not been found to violate today's rules, and there is reason to think it would not: Everett's front setback in NR dropped from 20 feet to 10 feet in the 2025 rewrite, so today's standard is looser than the one the house was likely built to meet, not stricter. This study found no code enforcement record, violation, or demolition flag against the house,

which is a further, though not conclusive, sign that it carries no legal problem for a new accessory unit sited behind it. The house's own original 1960 permit record could not be reached through the sources checked here; nothing found points to a problem, but nothing confirms the house's own permit history that far back either (see Open questions, row 2).

Pending changes: Everett's City Council adopted a land division ordinance, Planning Commission Resolution 26-04, on October 14, 2026, implementing the state's new lot split law. It rewrites subdivision procedure only, lowering the minimum lot size for a short plat in some zones and changing notice and appeal rules; it does not touch accessory dwelling or setback rules and has no effect on this project.

Critical areas

No critical area or hazard reaches this parcel on any layer this study checked, county or city: no wetland, whether from Snohomish County's own wetland layer, the National Wetlands Inventory, or the City of Everett's wetland layer; no stream or watercourse; no mapped landslide hazard, whether from the Washington Department of Natural Resources or the city's own landslide layer; no erosion hazard; and no Special Flood Hazard Area, on either the county's FEMA layer or the city's FEMA derived flood layer. The lot is also flat: a sample of 28 points across the parcel found a maximum slope of 0.6 percent and only 0.4 feet of elevation change from one side to the other.

The single hit anywhere near this parcel is the county's background geology layer, which shows the lot sitting on glacial till, an ordinary Puget Sound soil type. The county's own documentation is explicit that this is advisory geologic context, not a hazard designation, and it does not trigger Everett's 200 foot geotechnical report rule (Everett Municipal Code 19.37.230), which only applies within 200 feet of an actual mapped hazard.

Two things remain unconfirmed rather than clear. The City of Everett maps a separate seismic hazard layer and a liquefaction susceptibility layer that this study's pull did not query (see Open questions, row 4). And a new round of housekeeping amendments to Everett's critical area chapter was heard by the Planning Commission on October 20, 2026, but is not yet confirmed adopted; city staff describe it as about 50 non substantive corrections, not a change to any buffer or trigger, so it would not be expected to change anything found here even once adopted.

Because no critical area or buffer reaches this parcel, the one circumstance that would pull this lot out of Washington's accessory dwelling floor, RCW 36.70A.681(4), does not apply, and the state floor described under Zoning applies to this parcel without exception.

Utilities

The City of Everett is both the water and the sewer provider for this parcel, and has been since 1980, when the existing house's own water service and sewer lateral were installed, tied into an 8 inch sewer main and a 6 inch water main at the frontage. No septic system has ever been on file for this parcel in the county's on site sewage records.

The backyard home's own utility permit, [utility permit withheld], is for a new three quarter inch water service and an alteration to the existing side sewer, approved and issued alongside the two building permits. The new water service is consistent with Everett's requirement that a detached accessory dwelling unit carry its own separate meter (Everett Municipal Code 14.16.430). The side sewer alteration is less clear: Everett allows a shared side sewer under common ownership only where the shared section is at least 6 inches in diameter, and the City's utility map shows the existing lateral serving the main house at 4 inches. The permit description does not say whether the alteration upsizes that lateral, adds a separate line, or something else; this study could not settle which from the public record (see Open questions, row 8).

Electric service in this part of Everett, outside the city's own water and sewer utility, is ordinarily provided by Snohomish County PUD; this study did not independently confirm the provider for this specific parcel (see Who to contact next).

No connection moratorium was found for the City of Everett's Direct Water Service Area or Direct Sewer Service Area, which this parcel sits inside, as of this study (see The civic record). Separately, this study found a possible update to the city's utility connection and system development fee schedule, discussed under Fees the city publishes, that could not be confirmed because the city's own fee page would not load for an automated check.

What fits

MEASURE	VALUE
Lot area	about 13,000 square feet, assessor; about 13,000 square feet, GIS outline
Lot width by depth	75.0 feet by 169.9 feet
Front setback	10 feet
Rear setback, no alley	5 feet
Side setbacks, each	5 feet

MEASURE	VALUE
Net area free of any setback	about 9,900 square feet
Existing house floor area	about 1,400 square feet
Approved backyard home floor area	748 square feet
House and backyard home together, against the lot	about 17 percent



Areas from the county parcel map, the assessor's building record, and the approved permit; a survey can move them.

Across the roughly 9,900 square feet that sits free of every setback on this lot, the 748 square foot backyard home is a small fraction, more than twelve times smaller than the room available. The unit fits the lot by a wide margin under the setback math alone, which is consistent with the city's own plan review having already cleared it before the permit issued. The one thing this study cannot confirm on its own is the unit's exact distance to each lot line, because the site plan behind the permit is not a public record (see Open questions, row 16).

PATH	CAN IT BE DONE?	WHAT DECIDES IT
Backyard home, the accessory unit, 748 square foot detached accessory dwelling unit	Yes, already approved and permitted	Keeping the issued permits active through inspection before they lapse

The backyard home fits the lot by a wide margin, and the city has already confirmed as much by issuing the permit; what remains is finishing the work the permit allows, not re-testing whether it fits.

What stands in the way

FINDING	STATUS
The exact as built setback distances and lot coverage for the accessory unit are not independently confirmed, because the site plan is not a public record	Open, low risk since the city's own review already checked this
All three permits lapse if no inspection occurs by May 5, 2027	Open, an ordinary construction timeline risk

FINDING	STATUS
Whether recorded covenants or plat notes on this recorded plat restrict a second dwelling	Open, no covenant or association found yet
The 1960 main house's own original permit record could not be found in the sources this study could reach	Open, no sign of a problem
Whether the City of Everett's seismic hazard and liquefaction susceptibility layers flag this parcel	Open, not yet queried
A possible change to the city's water and sewer connection fee schedule, effective date unconfirmed	Open, affects fee confirmation only
Whether the backyard home meets the fire department's apparatus access or hose-pull distance limit, given it sits toward the rear of a lot about 170 feet deep	Open, not yet checked
Whether the side sewer alteration under permit [utility permit withheld] upsizes the existing 4 inch lateral, since a shared side sewer needs at least 6 inches	Open, scope unconfirmed

What it takes

1. **Schedule the first required inspection before the permits lapse.** A building inspector handles this; book it through the city's permit portal once work is ready for a footing, framing, or other first inspection, since each completed inspection resets the lapse clock and the permits otherwise expire May 5, 2027.

   COST **no fee beyond what the permits already paid**

   TIME **same day to a few weeks, depending on inspector availability**

   Tells us: whether the project is actively moving toward completion or at risk of losing its permits.

2. **Request the approved site plan and building plans from the city's permit file.** A public records officer handles this; it shows the backyard home's exact distance to each lot line and its share of the lot's building coverage.

   COST **$0 to $50** TIME **1 to 4 weeks**

   Tells us: whether the as built setbacks and lot coverage match the Neighborhood Residential limits exactly, closing the one confirmation gap this study could not settle on its own.

3. **Order a title report.** A title company handles this; it lists every recorded covenant, plat note, and easement against the lot.

   COST **$250 to $600** TIME **3 to 7 days**

   Tells us: whether anything recorded against this recorded plat limits a second dwelling, and confirms there is no easement running through the backyard.

4. **Ask the city's building division for the 1960 house's original permit record.** A public records officer handles this.

   COST **$0 to $50** TIME **1 to 4 weeks**

   Tells us: whether the main house itself carries a clean, permitted history, the precondition the already issued backyard home permit assumed.

5. **Ask the fire marshal's office whether the backyard home's distance from the street meets the fire department's access or hose-pull limit.** A fire marshal handles this.

   COST **$0 to $50** TIME **1 to 4 weeks**

   Tells us: whether the permit already carries a sprinkler or access condition, or whether the unit's position behind a 1960 house on a deep lot raises a fire access question nobody has asked yet.

6. **Ask the city's permit office what scope of work the side sewer alteration under permit [utility permit withheld] covers.** A permit technician handles this.

   COST **$0 to $50** TIME **1 to 4 weeks**

   Tells us: whether the alteration upsizes the existing 4 inch lateral to the 6 inches a shared line needs, or does something else.

7. **Ask the city's planning office whether its seismic hazard and liquefaction susceptibility layers flag this parcel.** A planner handles this.

   COST **no cost, a public GIS query or a written request** TIME **same day to 1 week**

   Tells us: whether a geologic hazard this study's pull did not query reaches this lot, closing the last unchecked hazard layer.

8. **Ask the city's permit office whether the water and sewer connection and system development fee schedule changed effective September 2026.** A permit technician handles this.

   COST **$0 to $50** TIME **1 to 4 weeks**

   Tells us: whether the fee figures in this study's numbers are still current or need a small correction.

Already on file

DATE	WHAT IT IS	RECORD NUMBER	STATUS	WHAT IT MEANS FOR YOU	LINKS
2026-11-11	Snohomish County Assessor property account summary for parcel [parcel withheld]		current	Confirms lot size, legal description, the main house's year built, size and condition, and ownership and sale history.	Saved copy in your Documents, Source record
2026-11-06	backyard home building permit [building permit withheld], issued 2026-11-06	[building permit withheld]	issued	Held by the agency. Use the source record link and ask for this record number.	Source record
2026-11-06	Site work permit [site work permit withheld] for 748 sf backyard home, issued 2026-11-06	[site work permit withheld]	issued	Held by the agency. Use the source record link and ask for this record number.	Source record
2026-11-06	Water/side-sewer utility permit [utility permit withheld], issued 2026-11-06	[utility permit withheld]	issued	Held by the agency. Use the source record link and ask for this record number.	Source record

Also checked

- Septic and on-site sewage: none on file. Searched City of Everett Open Data (Socrata 3w3u-656c) by [parcel withheld].
- Land use cases: none on file. Searched City of Everett Open Data (Socrata 3w3u-656c) and EMC Title 15 ADU review track by [parcel withheld].
- Environmental review and site reports: none on file. Searched EMC 19.43.130 categorical exemption check (no SEPA checklist/threshold determination on the permit record) by [parcel withheld].
- Code enforcement: none on file. Searched Socrata data.everettwa.gov catalog search (no code-enforcement/violation/complaint dataset exists) plus general web search for the address by Address withheld / [parcel withheld].
- Recorded documents: blocked. Held by the Snohomish County Auditor/Recording office (snoco.org/RecordedDocuments requires a registered account); request the plat, easements, covenants and deed by parcel [parcel withheld] or call 425-388-3483.
- Wells and water: none on file. Searched City of Everett Open Data (Socrata 3w3u-656c), permit [utility permit withheld] shows a new public water service, not a well by [parcel withheld].

- Flood records: none on file. Searched FEMA/NFHL flood layers via gis.snoco.org and gismaps.everettwa.gov (Planning_and_Zoning_Public/18) by [parcel withheld].

Studies and reports it needs

No study on Feasa's standard list applies to this parcel: there is no septic system to evaluate, no wetland to delineate, no in-water work, no prairie plant habitat, and no protected species survey this parcel's conditions would call for, since there is no critical area of any kind on or near the lot. The confirmation steps that remain for this project are administrative, listed in What it takes above, not a new environmental or engineering study. The one soil note on file, that the lot's glacial till substratum can limit infiltration, is a drainage design input for whoever engineered the site work permit's stormwater facility, not a study this report calls for on its own.

The numbers

Completing the already permitted backyard home, construction plus every fee the city's schedule sets for it, runs an estimated $185,223 to $395,797, centered around $296,120.

Backyard home, the accessory unit RECOMMENDED
748 sf single-story backyard home, as stated in the issued building permit

ITEM	LOW	LIKELY	HIGH
Construction 748 sf at $220 / $367.50 / $500 per sf	$164,560	$274,890	$374,000
Building permit and plan review fees	$5,335	$5,335	$5,335
Impact fees transportation waived, school exempt, park fee halved for an ADU; bedroom count unconfirmed	$567	$1,134	$1,701
Water and sewer connection and system development fees	$14,761	$14,761	$14,761
Total	**$185,223**	**$296,120**	**$395,797**

What this budget covers

Included:

- Construction of the 748 square foot unit at market rates, rather than the lower figure the city's own fee schedule used to value the permit.
- Building permit and plan review fees.

- Transportation, park, and school impact fees.
- Water and sewer connection and system development fees.

Not included:

- Mechanical and other trade permits beyond the building permit and the one electrical permit already in the fee line above.
- A title report or a public records request (see What it takes).

No floor plan was matched; construction is priced from published market costs per square foot.

Grading, drainage, and paving around the unit are covered by the separate site work permit [site work permit withheld], which carries its own declared job value of $350,000 on the city's record, more than twice the building permit's $148,708. This study could not independently break that figure down and so has not added it to the total above; it is worth confirming with Permit Services, since it is unusually high for site work alone and may include a value that belongs elsewhere on the application.

The fee lines above are built from the schedule in Fees the city publishes, below.

Fees the city publishes

FEE	AMOUNT
Building permit construction fee, bracket $100,000.01 to $500,000, applied to the permit's own $148,708 declared value	$2,826.20
Building department plan review fee, 75 percent of the construction fee	$2,119.65
Planning review of building plans, 10 percent of the construction fee	$282.62
State Building Code Council fee	$6.50
Electrical permit, new construction under 1,000 square feet	$100.00
Transportation impact fee	$0, waived for a net increase of one accessory dwelling unit
School impact fee	$0, accessory dwelling units are exempt

FEE	AMOUNT
Park impact fee	$566.50 to $1,700.50, depending on bedroom count, reduced 50 percent for an accessory dwelling unit; bedroom count not confirmed in this study (open question 7)
Water non-refundable application fee	$158.00
Water three quarter inch meter, complete service	$4,234.00
System development fee, three quarter inch meter, water and sewer combined	$9,433.00
Side sewer alteration fee	$30.00
Stormwater system development fee, base rate	$906.00

These figures come from the City of Everett's Residential Building Permit Fees schedule, its 2026 Impact Fee schedule, its Planning, Zoning and Land Use Fee Schedule, and its Utility and System Development Fees schedule, each effective January 1, 2026 unless noted, with fees due at permit issuance, which for these three permits was November 6, 2026. A possible update to the utility fee schedule's effective date, to September 2026, could not be confirmed because the schedule's own page would not load for an automated check (see Open questions, row 9, and What it takes, step 8).

The civic record

DATE	FINDING	SOURCE DOCUMENT	STATUS
2026-03-25	Building permit [building permit withheld] applied for	City of Everett Open Data, Trakit Permits	VERIFIED
2026-06-09	Site work permit [site work permit withheld] applied for	City of Everett Open Data, Trakit Permits	VERIFIED
2026-10-14	Building permit [building permit withheld], site work permit [site work permit withheld], and water and sewer utility permit [utility permit withheld] all approved	City of Everett Open Data, Trakit Permits	VERIFIED
2026-10-14	City Council adopted Planning Commission Resolution 26-04, a land division ordinance unrelated to accessory dwellings	Everett approves reforms to land division process, HeraldNet	INFERRED, from news coverage rather than the council's own minutes

DATE	FINDING	SOURCE DOCUMENT	STATUS
2026-10-20	Planning Commission heard a package of about 50 non substantive annual code corrections, including to the critical areas chapter; not yet confirmed adopted	Planning Commission previews 2026 annual amendments	INFERRED
2026-11-06	All three permits issued	City of Everett Open Data, Trakit Permits	VERIFIED
through 2026-11-11	No code enforcement action, complaint, stop work order, or permit appeal found against this parcel	City of Everett open data catalog, which carries no such dataset, and a general web search	INFERRED

What was checked

BODY	DOCUMENTS READ	COVERS	COULD NOT REACH
City of Everett Permit First Review By Tier (dataset c6k3-mamn)	1	2026-11 (current snapshot only)	Nothing
Everett City Council	0	2026-08-25 to 2026-11-11	not swept directly in Legistar/AgendaCenter; relied on news coverage (Herald Net) and search-indexed council agenda items for the Land Divisions ordinance and utility items instead of reading council minutes verbatim
Everett Planning Commission	0	2026-08-25 to 2026-11-11	status of PC Res. 26-04 confirmed via news coverage, not by reading Planning Commission minutes directly
City of Everett Open Data (Trakit permits, dataset 3w3u-656c)	7	2009-01 to 2026-11 (all permit rows on parcel [parcel withheld])	Nothing
Everett Hearing Examiner	0	2026-08-25 to 2026-11-11	appeal docket is not a public searchable database; no case for this parcel found by general web search, but the docket itself was not opened

What would change this verdict

1. If the as built setback distances or lot coverage, once confirmed from the site plan, turned out not to match the Neighborhood Residential limits: see What it takes, step 2

(open question 16).

2. If no inspection occurs before the permits lapse on May 5, 2027: see What it takes, step 1.
3. If a title report turned up a covenant or plat note restricting a second dwelling on this recorded plat: see What it takes, step 3 (open question 5).

Open questions

THE QUESTION	WHAT IT CHANGES	HOW TO SETTLE IT	WHO SETTLES IT	COST	TIME
1. Where does the existing house sit on the lot, and does it meet setbacks?	Decides room for a new unit and nonconforming status.	Not published in a form Feasa can read yet. Site survey or the applicant's approved site plan would show the existing house's position and whether it meets setbacks	owner or survey	$0 to $50 (Feasa estimate, get a quote to confirm)	1 to 4 weeks (Feasa estimate, confirm when you book it)
2. Does the existing 1960 main house have a clean permit history (no open violations) that would support it as a legal, permitted structure a backyard home can be sited behind?	Confirms the host structure's legality, a precondition for the already-issued backyard home permit [building permit withheld] and the ADU/backyard home ownership-occupancy rules that typically attach to the primary dwelling.	Not published in a form Feasa can read yet. Public records request to the City of Everett Building Division, or a registered eTRAKiT 'Public' account search, for the 1960 original building permit and any subsequent permit history on the main house	City of Everett Permit Services (PermitServices@everettwa.gov, 425-257-8810) or property-record agent	$0 to $50 (Feasa estimate, get a quote to confirm)	1 to 4 weeks (Feasa estimate, confirm when you book it)

THE QUESTION	WHAT IT CHANGES	HOW TO SETTLE IT	WHO SETTLES IT	COST	TIME
3. Does the backyard home meet the fire department's apparatus access or hose-pull distance limit, given it sits toward the rear of a lot about 170 feet deep?	A unit beyond the fire code's access or hose-pull distance can require a fire sprinkler system or a dedicated fire access lane, adding real cost not priced in this study.	Ask City of Everett Fire Marshal's Office in writing. Review the approved site plan and building plans (What it takes, step 2), and ask the Fire Marshal's Office whether the permit carries a sprinkler or fire-access condition.	City of Everett Fire Marshal's Office	$0 to $50 (Feasa estimate, get a quote to confirm)	1 to 4 weeks (Feasa estimate, confirm when you book it)
4. Does the City of Everett Seismic Hazard layer (GIS layer 22) or Liquefaction Susceptibility layer (layer 21, LIQUEFAC_1 field) flag this parcel?	If moderate-to-high or high liquefaction susceptibility or a seismic hazard is mapped here, EMC 19.37.210(A)(2) designates it a geologic hazard area, triggering the same 200-ft geotech-assessment and setback regime already confirmed clear for landslide/erosion on this parcel.	Not published in a form Feasa can read yet. Query City of Everett GIS MapServer layers 21 and 22 for parcel [parcel withheld], or ask Everett Planning for a parcel hazard summary	City of Everett Planning & Community Development, (425) 257-8731	no cost (public GIS query or a written request)	same day to 1 week

THE QUESTION	WHAT IT CHANGES	HOW TO SETTLE IT	WHO SETTLES IT	COST	TIME
5. Do recorded covenants, plat notes or association rules limit a second dwelling?	Private restrictions can block a project the city would allow.	Not published in a form Feasa can read yet. Order a title report or commitment, which lists all recorded CC&Rs, declarations and association documents against the lot by AFN	title company (escrow/title order)	$250 to $600 (Feasa estimate, get a quote to confirm)	3 to 7 days (Feasa estimate, confirm when you book it)
6. Is the road in front of the lot public or private, and who maintains it?	Decides access rights, frontage improvements and who must approve work.	Not published in a form Feasa can read yet. Ask the road or utility agency named for this address	City of Everett Public Works	$0 to $50 (Feasa estimate, get a quote to confirm)	1 to 4 weeks (Feasa estimate, confirm when you book it)
7. How many bedrooms does the approved 748 sf backyard home (the accessory unit) have?	Sets which tier of Everett's park impact fee applies; the fee is reduced 50 percent for an ADU but the dollar amount still depends on bedroom count.	Ask City of Everett Permit Services, via a public records request in writing. Review the approved building plans in the city's permit file, which show the unit's bedroom count.	City of Everett Permit Services, via a public records request	$0 to $50 (Feasa estimate, get a quote to confirm)	1 to 4 weeks (Feasa estimate, confirm when you book it)

THE QUESTION	WHAT IT CHANGES	HOW TO SETTLE IT	WHO SETTLES IT	COST	TIME
8. Does the side sewer alteration under permit [utility permit withheld] upsize the existing 4 inch lateral, since Everett only allows a shared side sewer under common ownership where the shared section is at least 6 inches?	If the alteration upsizes the lateral or adds a new line rather than simply sharing the existing 4 inch pipe, there may be added cost beyond the permit's own fees.	Ask City of Everett Permit Services in writing. Ask Everett Permit Services what scope of work permit [utility permit withheld] covers.	City of Everett Permit Services	$0 to $50 (Feasa estimate, get a quote to confirm)	1 to 4 weeks (Feasa estimate, confirm when you book it)
9. Has Everett's water/sewer connection and system-development-fee schedule (EMC 14.16.713 / 14.08.135) changed since the pack's 2026-01-01-effective figures were recorded on 2026-08-25?	Would change the dollar amount of the already-paid water/sewer connection and SDC fees on permit [utility permit withheld], and the cost baseline for any future connection in the city.	The City of Everett Permit Services (425-257-8810) system did not answer. Check again or ask them. Open the PDF in a browser (not an automated fetch) or call Permit Services to confirm whether EMC 14.16.713 / 14.08.135 water and sewer connection/SDC amounts changed effective 2026-09-01 from the pack's recorded $4,234 (3/4" water) and $9,433 (3/4" combined SDF) figures.	City of Everett Permit Services (425-257-8810)	$0 to $50 (Feasa estimate, get a quote to confirm)	1 to 4 weeks (Feasa estimate, confirm when you book it)

THE QUESTION	WHAT IT CHANGES	HOW TO SETTLE IT	WHO SETTLES IT	COST	TIME
10. Which school district serves the lot?	Decides which school impact fee applies.	Not published in a form Feasa can read yet. Ask the road or utility agency named for this address	City of Everett Planning Division, or Everett School District / Mukilteo School District directly	$0 to $50 (Feasa estimate, get a quote to confirm)	1 to 4 weeks (Feasa estimate, confirm when you book it)
11. At what size does stormwater review apply to a new home or unit?	Decides whether a drainage plan is needed.	Not published in a form Feasa can read yet. Ask Everett Public Works/stormwater engineering for the EMC Ch. 14.28 new/replaced-impervious-surface threshold that triggers stormwater review for a residential ADU project	City of Everett Public Works, (425) 257-8731	$0 to $50 (Feasa estimate, get a quote to confirm)	1 to 4 weeks (Feasa estimate, confirm when you book it)
12. Which traffic impact fee area is the lot in?	Sets the traffic impact fee.	Not published in a form Feasa can read yet. Ask the road or utility agency named for this address	City of Everett Permit Services / Traffic Engineering	$0 to $50 (Feasa estimate, get a quote to confirm)	1 to 4 weeks (Feasa estimate, confirm when you book it)
13. What tree rules apply, and how many protected trees are on the lot?	Can add permit steps and replacement cost.	Not published in a form Feasa can read yet. Check EMC's tree/landscaping chapter and whether any protected trees are on the lot (not covered by this pack)	Everett Planning, (425) 257-8731, or a live code read of EMC tree regulations	$0 to $50 (Feasa estimate, get a quote to confirm)	1 to 4 weeks (Feasa estimate, confirm when you book it)

THE QUESTION	WHAT IT CHANGES	HOW TO SETTLE IT	WHO SETTLES IT	COST	TIME
14. Has the Snohomish County Assessor updated the parcel's improvement value to reflect the new $148,708 backyard home yet?	current vs. future property-tax assessed value and whether a near-term reassessment should be expected	Ask Snohomish County Assessor's Office in writing. Call or re-query the Snohomish County Assessor (425-388-3433) or retry the online property search for parcel [parcel withheld]; assessors typically do not reflect a new improvement in the roll until a field inspection/next valuation cycle, so given the permit issued only 5 days before this check (2026-11-06), the $158,200 improvement value on file almost certainly predates the backyard home.	Snohomish County Assessor's Office	none (phone/online lookup)	same day to a few weeks to confirm by phone; the roll update itself follows the county's next annual/field-inspection cycle
15. Which fire district serves the lot?	Decides fire review, fire impact fee and access rules.	Not published in a form Feasa can read yet. Ask the road or utility agency named for this address	City of Everett Fire Department	$0 to $50 (Feasa estimate, get a quote to confirm)	1 to 4 weeks (Feasa estimate, confirm when you book it)

THE QUESTION	WHAT IT CHANGES	HOW TO SETTLE IT	WHO SETTLES IT	COST	TIME
16. Do the backyard home's as-built setback distances and resulting lot coverage match NR zoning limits?	Identifies a residual confirmation gap -- the site/building plans behind the already-issued permit are not public, so the report cannot independently re-check the exact footprint against the 10′/5′/5′/5′ NR setbacks and 55% two-unit lot-coverage cap. This is a confirmation gap, not a known violation, since the city's own plan review already checked it before approving and issuing the permit.	Not published in a form Feasa can read yet. Review the approved site plan/building plans in the city's permit file (public records request or via the applicant) to confirm the backyard home footprint's distances to the NR setback lines (EMC 19.06.020 Table 6-2 and (F)) and resulting lot coverage against the 55% NR two-unit cap (EMC 19.06.010 Table 6-1 fn 2).	owner via public records request to Everett Permit Services, or the applicant's plan set	$0 to $50 (Feasa estimate, get a quote to confirm)	1 to 4 weeks (Feasa estimate, confirm when you book it)

THE QUESTION	WHAT IT CHANGES	HOW TO SETTLE IT	WHO SETTLES IT	COST	TIME
17. Is there any pending capital-facilities or comprehensive-plan change specific to the the frontage street neighborhood (98208, south Everett/the local neighborhood area) that could affect utility capacity or future development?	Would signal a future constraint or improvement to water/sewer capacity serving this specific area, distinct from citywide fee or procedure changes.	Not published in a form Feasa can read yet. Check the City of Everett 2026 annual comprehensive plan docket (closed for 2026, reopens spring 2027) and the Capital Facilities Element directly, or ask Planning Division whether any CIP line item touches the the frontage street / the local neighborhood service area.	City of Everett Planning Division (425-257-8731)	$0 to $50 (Feasa estimate, get a quote to confirm)	1 to 4 weeks (Feasa estimate, confirm when you book it)
18. What class of street does the lot front (arterial, collector, local)?	Sets the front setback and service-install cost.	Not published in a form Feasa can read yet. Confirm WSDOT/city functional classification of the frontage street if ever needed for a non-setback purpose (e.g. access permit)	City of Everett Public Works / WSDOT Local Public Roads	$0 to $50 (Feasa estimate, get a quote to confirm)	1 to 4 weeks (Feasa estimate, confirm when you book it)

THE QUESTION	WHAT IT CHANGES	HOW TO SETTLE IT	WHO SETTLES IT	COST	TIME
19. How far is the nearest major transit stop?	Can remove the parking requirement.	Not published in a form Feasa can read yet. Check Everett Transit / Community Transit route maps for the nearest stop; note this is immaterial to the parking outcome here because EMC 19.34.050(C) already sets 0 required parking for any dwelling unit under 1,200 sf regardless of transit proximity	Everett Transit / Community Transit trip planner	$0 to $50 (Feasa estimate, get a quote to confirm)	1 to 4 weeks (Feasa estimate, confirm when you book it)

Who to contact next

Start with Everett Permit Services, which already holds this project's file and schedules the inspection that keeps the permits active. No pre application meeting is required or useful at this point, since the permits are already issued; Everett's optional pre application meeting would cost $730 for a future project on this lot.

OFFICE	WHAT TO CONTACT THEM ABOUT	HOW TO REACH THEM	STATUS
Everett Permit Services, also handling Public Works utility questions	Scheduling the first inspection (What it takes, step 1); requesting the approved site plan and building plans (step 2); the 1960 house's original permit record (step 4); the side sewer alteration's scope (step 6); whether the utility fee schedule changed (step 8)	(425) 257-8810 · PermitServices@everettwa.gov · https://onlinepermits.everettwa.gov	VERIFIED, August 25, 2026 (Everett's own site did not load when checked again; this entry is confirmed from the city's own published contact details as of that date)
Snohomish County Auditor, Recording division	Ordering the title report (What it takes, step 3)	(425) 388-3483 · recording@snoco.gov · https://www.snoco.org/RecordedDocuments	VERIFIED, November 11, 2026

OFFICE	WHAT TO CONTACT THEM ABOUT	HOW TO REACH THEM	STATUS
Everett Planning Division	Whether the city's seismic hazard and liquefaction susceptibility layers flag this parcel (What it takes, step 7)	(425) 257-8731 · planning@everettwa.gov	VERIFIED, August 25, 2026 (Everett's own site did not load when checked again; this entry is confirmed from the city's own published contact details as of that date)
Snohomish County Health Department (on site sewage and drinking water program)	Not needed for this project; the parcel is served by city water and sewer, not a well or a septic system	425-339-5200 · SHD-Info@snoco.org · https://www.snohd.org	VERIFIED, November 11, 2026

OFFICE	WHAT TO CONTACT THEM ABOUT	HOW TO REACH THEM	STATUS
Everett Fire Marshal's Office	Whether the backyard home's distance from the street meets the fire department's access or hose-pull limit (What it takes, step 5)	https://www.everettwa.gov/DocumentCenter/View/31184	VERIFIED, August 25, 2026 (Everett's own site did not load when checked again; this entry is confirmed from the city's own published contact details as of that date)
Snohomish County PUD, electric	Electric service to the backyard home, if not already arranged	(425) 783-8272, option 3	VERIFIED, August 25, 2026 (pack)
Snohomish County Assessor	When the new backyard home's value will be added to the tax roll (open question 14)	425-388-3433 · https://wa-snohomish.publicaccessnow.com/PropertyInformation/PropertySearch.aspx	VERIFIED, November 11, 2026
Washington's one call utility locate service	Before any further digging on this lot, such as finishing the site work under permit [site work permit withheld]	811	VERIFIED

Sources

Septic, water & sewer

- Snohomish County GIS, parcel, critical area, easement, drainage easement, and septic record layers, retrieved November 11, 2026

Permits, plans & recorded documents

- City of Everett Open Data, Trakit Permits, dataset 3w3u-656c, retrieved November 11, 2026
- City of Everett Open Data, Permit First Review By Tier, dataset c6k3-mamn, retrieved November 11, 2026
- City of Everett, Permit Services and Planning Division contact information, confirmed current as of August 25, 2026 (Everett's own site did not load when checked again on November 11, 2026)

Property, parcel & tax records

- Snohomish County Assessor, Property Account Summary, retrieved November 11, 2026
- Snohomish County Assessor's Office, retrieved November 11, 2026

Environmental & shoreline records

- City of Everett GIS, zoning, critical area, and utility layers, retrieved November 11, 2026

Zoning & land use

- City of Everett Municipal Code, Title 19, Zoning, current through Ordinance 4186-26, confirmed current as of August 25, 2026
- RCW 36.70A.681, Accessory dwelling units, retrieved August 25, 2026
- RCW 36.70A.635, Middle housing, retrieved August 25, 2026
- City of Everett, Accessory Dwelling Units handout, read August 25, 2026

Civic decisions & utilities planning

- Planning Commission previews 2026 annual amendments, citizenportal.ai, retrieved November 11, 2026
- City of Everett, Hearing Examiner Appeals, retrieved November 11, 2026

Contacts & agencies

- Snohomish County Health Department, retrieved November 11, 2026

Other sources

- City of Everett, ADU Submittal Checklist, revised June 1, 2026, read August 25, 2026
- Everett approves reforms to land division process, HeraldNet, retrieved November 11, 2026
- Snohomish County Auditor, Recorded Documents Search, retrieved November 11, 2026

Costs

- Construction cost per square foot for a detached accessory dwelling unit in Washington: Washington Contractors Directory, ADU Construction Costs in Washington State (2026), retrieved November 11, 2026; ADU Home Resource, ADU Cost Report, What an ADU Costs in Q3 2026, retrieved November 11, 2026
- A floor under new construction cost per square foot: International Code Council, Building Valuation Data, August 2026, retrieved November 11, 2026
- Building permit, plan review, and impact fee amounts: City of Everett, Residential Building Permit Fees schedule, effective January 1, 2026, and City of Everett, 2026 Impact Fee schedule, each read August 25, 2026
- Water, sewer, and stormwater connection and system development fees: City of Everett, Utility and System Development Fees schedule, effective January 1, 2026, read August 25, 2026; a possible later effective date of September 2026 was not independently confirmed (see Open questions, row 9)

Feasa

Preliminary feasibility study prepared by Feasa for the person who ordered it. All budget figures are preliminary estimates, not quotes. Facts are tagged verified / inferred / unknown with their sources; verify anything marked unknown before committing money. This is not a survey, a legal opinion, an engineering report, or an appraisal.