

1008 Maple Avenue 6-Unit MFR Site Development Plan Notice of Decision

Project Location: 1008 Maple Avenue, Snohomish, Washington

Tax parcel # 00436000100900

City File #18-17-SDP

Project Description: Site Development Plan for construction of a 6-unit multifamily development on approximately 0.38 acres with associated utility and infrastructure improvements.

Date of Application: December 14, 2017

Date of Complete Application: January 11, 2018

SEPA Threshold Determination: March 9, 2018

Proponent: Wayne Sharp

Lead Agency: The City of Snohomish Planning and Development Services Department.

Decision: The City Planner determined the application is consistent with the applicable permit criteria and grants Administrative Site Development Plan approval, subject to conditions:

1. Prior to issuance of building permits, a Boundary Line Adjustment shall be recorded to eliminate or modify the internal lot lines. The Boundary Line Adjustment shall also declare an access and utility easement, with language addressing the shared ownership and maintenance of utilities.
2. Maple Avenue shall require a 100-foot grind and overlay following any pavement cuts, to be completed prior to issuance of the first Certificate of Occupancy. This will be measured by 50 feet on each side of the furthest cut.
3. Any damage caused by construction activities shall be restored and/or replaced at the direction of the City Engineer, prior to issuance of the first Certificate of Occupancy.
4. Compact vehicle parking stalls shall be clearly signed for use by compact cars only.
5. Landscaping including shrubs and deciduous trees shall be installed along the south property line.
6. Traffic impact mitigation fees shall be remitted prior to issuance of a building permit for the generation of 3.12 P.M. Peak Hour Trips. The

rate charged shall be the rate in place at the time of building permit issuance. The current rate is \$1,603.00 per P.M. Peak Hour Trip for a total fee of \$5,001.36. However, the total fee may change if the rate changes before a building permit is issued for this project.

7. Park impact mitigation fees shall be remitted prior to issuance of a building permit for the development five new multi-family dwelling units. The rate charged shall be the rate in place at the time of building permit issuance. The current rate is \$3,600.00 per multi-family dwelling unit for a total fee of \$21,600.00. However, the total fee may change if the rate changes before a building permit is issued for this project.
8. The development shall comply with the Snohomish County Inadvertent Discovery Plan.
9. Prior to issuance of the first Certificate of Occupancy for the site, a third party fire flow test must be performed to demonstrate that the proposed water improvements will meet minimum domestic and fire flow and pressure requirements.
10. All work shall comply with the project narrative, plans, and recommendations of the professional studies and reports relating to geotechnical, stormwater drainage, etc., as approved the City.

Appeal: The appeal period for this application is fourteen (14) days from the date of this notice. Any appeal must be addressed to the City of Snohomish Hearing Examiner and must be filed in writing with the Snohomish City Clerk at 116 Union Avenue, Snohomish, Washington 98290, accompanied with a filing fee of \$500 by **5 P.M. April 16, 2018**. All appeals shall be in accordance with SMC 14.20.170. (Ord. 2338, 2017)

For Information Contact:
Brooke Eidem, Associate Planner, (360) 282-3167

Date of Notice: April 2, 2018



CITY OF SNOHOMISH

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