

Weaver Road Senior Housing Conditional Use Permit and Site Development Plan NOTICE OF DECISION

City File #16-17-CUP & 16-17-SDP

Description of Proposal: 100-unit multi-family senior housing project on an approximately 4.5-acre portion of the 18.42-acre Snohomish Business Park site. A single 59-foot five-story building with a basement is proposed. The proposed project also includes a 121-stall surface parking lot, landscaping, street trees, frontage improvement, utility and infrastructure improvements, and wetland mitigation.

Location: Unaddressed parcel contiguous with the Snohomish Business Park, on Snohomish County tax parcel 00538903200001

Proponent: Gordon Cole, on behalf of Snohomish Business Park LLC

Date of Application: November 6, 2017

Date of Complete Application: February 16, 2018

Date of Notice of Application: February 26, 2018

SEPA Threshold Determination: March 16, 2018

Date of Public Hearing: May 31, 2018

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

Decision: The Hearing Examiner determined the application is consistent with the Comprehensive Plan and applicable permit criteria and grants approval, subject to conditions*:

1. A third party fire-flow test shall be performed prior to issuance of construction permits for the site.

2. The Applicant shall obtain Hydraulic Project Approval (HPA) or an appropriate exemption from WDFW prior to construction of the sewer main in Weaver Road.

3. A detailed landscape plan shall be submitted for City review and approval prior to issuance of a site/civil construction permit. The landscape plan shall demonstrate compliance with all applicable landscape standards, including requirements related to landscape islands in the west parking lot, and an additional tree in the east parking lot.

4. Prior to issuance of any permits for site development, the Applicant shall record a restrictive covenant, including the approved site plan and as approved by the City, acknowledging the use of the lesser parking standard for senior housing under SMC 14.235.050 and the association of the senior housing project being done in conjunction with the adjacent Snohomish Business Park development.

5. A Native Growth Protection Area easement shall be declared over the critical areas and buffers present on the development site, with the outer edge of the buffer marked with signage approved by the City and fencing in a manner that allows periodic access and maintenance of the stormwater facilities.

CONTINUED ON REVERSE SIDE

* This decision includes conditions required to reduce project impacts as well as conditions required to meet City code standards.



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CONDITIONS OF APPROVAL, CONTINUED

6. The buffer planting areas in the mitigation plan shall be extended to include any areas that are cleared during grading for stormwater cells.
7. The landscape island in the west parking lot shall be removed from the buffer addition areas in the mitigation plan.
8. Native shrubs shall be planted in the wetland area extending into the mowed pasture.
9. The dispersion trench for the stormwater bioretention facility located at the southeast corner of the building footprint shall be relocated to avoid encroachment into the inner 50 feet of the wetland buffer area.
10. Traffic impact mitigation fees shall be remitted prior to issuance of a building permit for the generation of 26 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 per P.M. peak-hour trip for a total of \$41,678.00. However, the total fee may change if the rate changes before a building permit is issued.
11. Park impact mitigation fees shall be remitted prior to issuance of a building permit for the development of 100 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 per multi-family dwelling unit for a total fee of \$360,000.00. However, the total fee may change if the rate changes before a building permit is issued. The Applicant may seek an exemption from the fee pursuant to SMC 14.300.050, or exercise the in-kind mitigation option allowed pursuant to SMC 14.300.080.
12. Proposed parking-lot lighting shall be submitted for review prior to issuance of a site/civil permit.

13. All work shall comply with the project narrative, plans, and recommendations of the professional studies and reports relating to geotechnical, stormwater drainage, critical areas, etc., as approved by the City.
14. The Applicant shall have two years to show substantial progress and five years to complete construction under this CUP. *SMC 14.20.120.*

Appeal: The appeal period for this application is twenty-one (21) days from the date of this notice. Any appeal must be filed in writing with the Snohomish County Superior Court at 3000 Rockefeller Avenue, Everett, WA 98201. All appeals shall be in accordance with SMC 14.75.010. (Ord. 2082, 2005)

**For Information Contact:
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Date of Notice: June 14, 2018