

Darr Short Plat

Notice of Decision –Two-Lot Short Plat

City File #09-18-SP

Description of Proposal: Subdivision of a 0.44-acre site into two lots for single family use

Location: 211 15th Street, TPN 00528900001700 and 00528900001701

Proponent: Marian K. Darr

Date of Application: May 17, 2018

Date of Complete Application: May 30, 2018

Date of Notice of Application: June 11, 2018

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

Decision: The City Planner determined the application is consistent with applicable permit criteria and grants Preliminary Short Subdivision approval, subject to the following conditions:

1. Proposed Lot 2 shall have a separate connection to City water and sanitary sewer services prior to acceptance of an application for final plat.
2. A Water Service Connection permit and a plumbing permit are required for the water service to Lot 2. Any existing water services between Lots 1 and 2 shall be abandoned per City standards and approved via field inspection.

3. A Side Sewer Connection permit is required for the side sewer to Lot 2. Any existing sewer lines between Lots 1 and 2 shall be abandoned per City standards and approved via field inspection.

4. Traffic impact mitigation fees shall be remitted prior to final plat approval for the generation of one P.M. Peak Hour Trip. The rate charged shall be the rate in place at the time of application for final plat. The current rate is \$1,603.00 per P.M. Peak Hour Trip for a total fee of \$1,603. However, the total fee may change if the rate changes before the final plat application is submitted.

5. Park impact mitigation fees shall be remitted prior to final plat approval for one new single family dwelling unit. The rate charged shall be the rate in place at the time of application for final plat. The current rate is \$4,150.00 per single family dwelling unit for a total fee of \$4,150. However, the total fee may change if the rate changes before the final plat application is submitted.

Appeal: The appeal period for this application is fourteen (14) days from the date of this notice. If no timely appeal is filed, then the Planning Director's decision shall be final. 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 **4 P.M. August 23, 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: August 9, 2018



CITY OF SNOHOMISH

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