

# 1405 AVENUE A PRELIMINARY PLAT

## Planned Residential Development

### NOTICE OF DECISION

City File #11-17-PRD

**Description of Proposal:** Preliminary plat to create a 6-lot subdivision, with associated improvements, as a planned residential development on approximately 1.14 acres at 1405 Avenue A. The project will include grading, installation of utilities and stormwater facilities, critical areas mitigation, and street improvements.

**Location:** 1405 Avenue A TPNs 28060700204900 and 28060700204901

**Proponent:** Senal Perera

**Date of Application:** August 16, 2017

**Date of Complete Application:** September 11, 2017

**Date of Notice of Application:** September 18, 2017

**SEPA Threshold Determination:** September 14, 2018

**Date of Public Hearing:** October 10, 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 a site civil construction permit for the site.
2. The Applicant shall obtain Hydraulic Project Approval (HPA) or an appropriate exemption from WDFW prior to alteration or installation of culverts over the existing drainage ditch along the Avenue A road frontage.

3. As part of the site civil construction activities on the site, a wheelchair access ramp shall be installed at the northern end of the proposed sidewalk improvements on Avenue A.
4. Stormwater from the south side of Lots 1-3 shall drain to a conveyance system that connects to the Avenue A roadside ditch system, and as approved by the City, (such as a French drain, bioswale, perforated underdrain system or similar) to ensure stormwater does not flow south beyond the property boundaries. The conveyance system shall be placed in an easement.
5. A Native Growth Protection Area easement shall be declared over Tract 997, with the outer edge of the buffer fenced and marked with signage approved by the City.
6. Prior to ground disturbing activities on the site, the Applicant shall confirm that no archaeological or cultural resources are present. This shall be done by submitting a Project Review Sheet (EZ1 form) to the Department of Archaeology and Historic Preservation for their input, and/or by having an archaeological survey conducted by a qualified professional. A written or digital copy of the Project Review Sheet or archaeological survey shall be provided to the City and the ground disturbing activities shall be done in a manner consistent with their findings.

**CONTINUED ON REVERSE SIDE**

\* This decision includes conditions designed to mitigate impacts from the proposed project as well as conditions required by the City code.



## CITY OF SNOHOMISH

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**CONDITIONS OF APPROVAL, CONTINUED**

- 7. The final plat shall include language addressing the shared ownership and continued maintenance and operations of all private facilities, including the stormwater system and the sanitary sewer system, which consists of the force mains, the lift station, the sewer main, and all connecting appurtenances. The obligation shall be an equal and undivided interest of all property owners of the plat. A homeowners association (HOA) shall be established in order to address maintenance of all shared facilities.
- 8. Traffic impact mitigation fees shall be remitted prior to issuance of building permits for individual homes for the net increase of five trips. The rate charged shall be the rate in place at the time of building permit issuance. The current rate is \$1,603 per PM peak-hour trip. However, the total fee may change if the rate changes before a building permit is issued.
- 9. Park impact mitigation fees shall be remitted prior to approval of the final plat for the development of six new single-family dwelling units. The rate charged shall be the rate in place at the time of final plat submittal. The current rate is \$4,150 per single-family dwelling unit. However, the total fee may change if the rate changes before the final plat is submitted.
- 10. The following standards for design review of individual units shall appear on the final plat:
  - a. Individual designs and materials shall be submitted for Design Review with application for building permits.
  - b. Surface materials shall have the appearance of traditional building materials. Vinyl siding shall not be permitted.
  - c. Window and door trim shall have a minimum width of 3 inches and shall be consistent on all sides of the buildings.
  - d. Proposed homes shall include architectural elements have are consistent with the Snohomish character, such as knee braces, covered porches, dentil molding, siding material changes, and wide window and door trim.

- 11. The Applicant and the Applicant’s contractors shall follow the Snohomish County Inadvertent Discovery Plan for cultural resources.
- 12. Prior to issuance of a permit for site development, all administrative review fees for processing the preliminary approval shall be remitted.
- 13. The shared access drive shall be signed “No Parking – Fire Lane”.
- 14. The HOA shall ensure that use of fertilizer and other products on neighborhood lawns and landscaping is restricted so that the property does not contribute to algae bloom and other ecological problems in Blackmans Lake.
- 15. All work shall be consistent with the project narrative, approved plans, and recommendations of the professional studies and reports relating to geotechnical, stormwater drainage, critical areas, etc., as approved by the City.

**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: October 25, 2018**