

Kasch Addition Site Development Plan NOTICE OF DECISION

City File #21-18-SDP

Description of Proposal: Site Development Plan for construction of an 896 square foot addition to the existing automotive shop on an approximately 2.68 acre site, with associated site improvements.

Location: 1422 Bonneville Avenue (TPN 00538900300004)

Proponent: JoAnne & Chris Kasch

Date of Application: November 13, 2018

Date of Complete Application: December 17, 2018

Date of Notice of Application: December 19, 2018

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. Traffic impact mitigation fees shall be remitted prior to issuance of a building permit for the generation of 2.79 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 \$4,472.37. However, the total fee may change if the rate changes before a building permit is issued for this project.

2. A minimum of one van-accessible parking space shall be provided.
3. If restrooms or other drain pipes are present or added to the site, before Certificate of Occupancy is issued, the applicant shall enter into an agreement with the City of Snohomish to connect to sanitary sewer services when they become available. The agreement shall be on a form acceptable to the City and recorded at the Snohomish County Auditor.
4. All development shall be consistent with the project narrative, plans, and recommendations of the professional studies and reports submitted with the application, as approved the City, including but not limited to the geotechnical and stormwater drainage reports.

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 **4 P.M. January 24, 2019**. All appeals shall be in accordance with SMC 14.20.170. (Ord. 2338, 2017)

For Information Contact:
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Date of Notice: January 10, 2019



CITY OF SNOHOMISH

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