



CITY OF SNOHOMISH

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SDP – APPLICANT NARRATIVE TEMPLATE

Use of this template is optional, to address compliance with applicable municipal code sections as required under the SDP Submittal Checklist. A separate applicant narrative document submitted in lieu of this form **must** address specific code sections. Please attach separate sheets if necessary.

DESCRIPTION OF PROJECT

Site Development Plan review for an eight unit hotel development with a lobby, comprised of nine "tiny house" structures at 120 Willow Avenue. The proposed development will have nine off street parking stalls, with one being ADA compliant, and four being compact stalls. The proposal includes a central gathering area, a parking lot, and a three foot wide screening area with a solid wood fence. All open central gathering areas, along with the office, one unit and the ADA parking stall will be ADA accessible.



DESCRIPTION OF PROJECT CONSISTENCY WITH THE SNOHOMISH MUNICIPAL CODE (SMC)

Code Section	How the project meets the code
SMC 14.65 Site Development Plans	<p>The criteria for approval of a site development plan shall be as follows:</p> <p>1) Adequate streets, sidewalks, transit stops, open spaces, parks, schools, water, sewer, and stormwater facilities shall be available to the proposed development. The site is adjacent to streets and sidewalks on two sides of the site. Water, sewer and stormwater are all available within the ROW. The site is +/- 850' from the river and its associated parks, and +/-200' from the Centennial Trail. The site is walkable to the downtown area and the proposed use are tiny hotels which will not have an impact on the local schools.</p> <p>2) The design and appearance of the structure shall be compatible with applicable design standards and guidelines. The proposed site plan and appearance will be compatible with applicable design standards and guidelines including parking lot landscaping, lighting, and screening, pedestrian walkways through parking lot, screening of trash and service areas, prominent entrance, massing, screening of blank walls, orientation to street, and roof line expressions.</p> <p>3) The development shall be consistent with the Comprehensive Plan. The site is called out as mixed use in the currently adopted Comprehensive Plan. The "tiny house" hotels are a permitted use in the mixed use zone, therefore the development is consistent with the comprehensive plan.</p> <p>4) The development shall mitigate any significant adverse environmental impacts. The site does not contain any environmentally sensitive areas. Stormwater will be collected on site and routed to the existing line in the ROW, and sewer will be collected to the existing main in the street.</p> <p>5) Concurrency requirements (SMC 14.20.090) shall be complied with. Per the traffic report, concurrency requirements are met with this development, a mitigation fee of \$4,809 will be paid for the additional 3 PM trips that will be generated from this proposal</p> <p>6) The development shall be consistent with the health, safety, and general welfare. The development proposal meets or exceeds all applicable zoning, building, ADA, and fire codes and is therefore is consistent with the health, safety and general welfare.</p>

<p>SMC 14.205 Permitted Land Uses</p>	<p>The mixed use designation applies to areas of the City in which housing, shopping, and working activities can be compatibly mixed to encourage infill of under-utilized lots and reduce auto work and shopping trips. Mixed Use areas will encourage a mix of single- and multifamily residential, commercial, and light industry uses in the same area, on the same site, and in the same structure.</p> <p>The proposed use as a "tiny house" hotel is a permitted land use within the 14.207.070 Land use table. Further more developing the site as "tiny house" hotels meets the goals of 14.205 as this will be infill of an under-utilized lot, and will reduce auto trips to shopping and dinner based on its proximity to downtown. The "tiny homes" will also fit in with the ascetics of the surrounding structures.</p>
<p>SMC 14.210 Dimensional and Other Requirements</p>	<p>The proposed site plan is compliant with the requirements outlined in 14.210. The proposed lot is at least 5,000 SF in size and has a lot width greater than or equal to 50'. The setbacks in the MU zone are 0' for all setbacks (Front, side, rear). The proposed "tiny houses" are set back a minimum of one foot from the property line to ensure the eaves do not project into the ROW. The buildings will be under the 35 foot height limitation, and 15% of the site will be vegetated open space and 5% of the site will be landscaped excluding the required screening</p>
<p>SMC 14.225/14.230 Design Standards</p>	<p>The proposed site plan will meet the design standards set forth in 14.230 (areas outside the historic district), specifically the plan will address</p> <p>B) Emphasize buildings, landscaping, and small town appeal, not parking and signs by locating the parking lot away from the intersection and planting the entire site, including into the ROW to provide additional screening and texture. The buildings will also be limited in scale to fit in with the surrounding neighborhood.</p> <p>C) Maintain the scale and texture of development; By creating nine "tiny houses" instead of one large structure for the hotel. This will allow it to fit into the mixed use zone and with the surrounding buildings.</p> <p>D) Support pedestrian movement and the use of transit and bicycles; The site is located close to business and downtown, which will allow people to walk, bike and use transit instead of their automobile.</p> <p>E) Encourage creative designs for sites and buildings; The "tiny house" hotel is a creative solution to allow a hotel to fit into the existing neighborhood without feeling imposing or out of scale.</p> <p>F) Allow for infill development that is sensitive to its context; This proposed development will be infol on a under utilized lot, but takes into account the surrounding context, and is on the same level with scale and massing.</p>

SMC 14.235 Off-Street Parking, Loading, and Access Requirements	The proposed site plan will have nine off-street parking spaces. The nine spaces will be located in a single parking lot with one access and a 24' drive isle. The nine spaces will be composed of one 11' wide x 18' long ADA space with a 5' walkway adjacent to it, four 8' wide x 18' long compact stalls, and four 8.5' wide x 18' long standard stalls.
SMC 14.255 Critical Areas – General	There are no critical areas on site, therefore this section is not applicable
SMC 14.260 Wetlands	There are no wetlands on site, therefore this section is not applicable

SMC 14.280
Habitat
Conservation
Areas

There are no habitat conservation areas on site, therefore this section is not applicable

Other